



*Board of Commissioners
Regular Meeting
Agenda*

Tuesday, June 7, 2022

6:30 PM

Location: 28 N Raleigh Street, Angier, NC 27501

Call to Order

Pledge of Allegiance

Invocation

Approval of Agenda

Presentation

- 1. Brian Starkey with WithersRavenel will present the Jack Marley Park Master Plan**

Public Comment

Consent Agenda

- 1. Approval of Minutes**
 - a. March 25, 2022 – Board Retreat
 - b. May 17, 2022 – Regular Meeting

Public Hearings

- 1. Voluntary Annexation Petition**
 - a. A petition for Annexation was submitted by Vann Stephenson requesting to annex approximately 74.716 acres located at 1251 N. Raleigh Street, Angier, NC (**Harnett** PIN: 0674-46-8078.000). A Sufficiency of the Petition and a Certification of Results were issued in May; a date to set the public hearing was approved in May 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. Voluntary Annexation Petition**
 - a. A petition for Annexation was submitted by Sandra V. Stephenson and Peggy V. Hardison requesting to annex approximately 17.675 acres located on NC 55 W., Angier, NC (**Harnett** PINs:

0673-94-3543.000 & 0673-93-4853.000). A Sufficiency of the Petition and a Certification of Results were issued in May; a date to set the public hearing was approved in May 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.

3. Rezoning Request

- a. Application submitted by Stuart Matthews and Morris Coats to rezone approximately 2.17 acres located at 8616 S. NC 55 HWY, Angier, NC (**Wake** PIN: 0674587359) from R-30 to General Commercial.

4. Rezoning Request

- a. Application submitted by Neal Eichhorn to rezone approximately 0.48 acres located at 324 S. Raleigh Street, Angier, NC (**Harnett** PIN: 0673-67-9963.000) from R-10 to General Commercial.

Old Business

1. Resolution #R014-2022 – Fixing a Date for Annexation Public Hearing submitted by Roger Howard Dupree

- a. Consideration and approval of Resolution #R014-2022 to Fix a Date for Public Hearing of a voluntary annexation submitted by Roger Howard Dupree for approximately 91.85 acres located on Tippet Road & Roy Adams Road, Angier, NC (**Harnett** PINs: 0673-45-5069.000; 0673-44-2149.000 & 0673-53-1625.000).

2. Junkyard (Storage Yard) Ordinance Discussion

- a. Discussion regarding the Ordinance that pertains to Junkyard (Storage Yard) screening

New Business

1. Road Closure Request

- a. Consideration and approval of a road closure request for September 17, 2022 Motor Muscle Excursion

Manager's Report

Staff Reports

Mayor and Town Board Reports

Closed Session pursuant to G.S. 143-318.11 (a)(5) to discuss property acquisition

Adjourn

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

CONSENT AGENDA

Town of Angier Annual Board Retreat

March 25, 2022

Board Attendees: Mayor Bob Smith, Mayor Pro-tem Loru Boyer Hawley, Commissioner Alan Coats, Commissioner Jim Kazakavage, Commissioner George "Jr." Price

Staff Attendees: Gerry Vincent – Town Manager, Veronica Hardaway – Town Clerk, Melissa Wilder – HR Director, Sean Johnson – Planning Director, Hans Kalwitz – Finance Director, Lee Thompson – Chief of Police, Jimmy Cook – Public Works Director, Katy Warren – Library Director, Derek McLean – Parks & Recreation Director, Heather Keefer – Community Development Coordinator, Bill Dreitzler – Town Engineer

Arrival 8-8:45am

Call to Order 9am

Pledge

Invocation

1. 2021 Retreat Recap & Discussion of Growth Strategy

Town Manager Gerry Vincent gave a brief summary of the 2021 Board Retreat that talked about growth, infrastructure, the proposed Hwy 55 Bypass, and Downtown improvements. Mr. Vincent reviewed Board actions that were taken during that time with updates and are as follows:

- Commissioner Price made a motion to allow the Town Manager to move forward on buying a new Town Hall with financing decisions to be made at a later date. *Item is currently underway and progressing.*
- Commissioner Hawley made a motion to give the Town Manager the authority to act on behalf of the Town to propose and investigate needed action for CBDG grant. *Item has yet to begin.*
- Commissioner Price made a motion to direct the Town Manager to proceed with the planning and location of a community center and to come back to the Board for final approval. *Item is included in the Jack Marley Park Master Plan.*
- Commissioner Price and Commissioner Hawley made a joint motion to authorize purchase of all three properties (for a maximum of \$250,000). *This pertains to Harry Arnette's properties and is currently underway and progressing.*
- Commissioner Hill made a motion to give the Town Manager the authority to evaluate and act on plans for the Farmers Market and/or multipurpose area. *Item is currently underway and progressing.*

No action required.

2. Harnett County Library Consolidation

Mr. Vincent introduced Harnett County Library Director, Angela McCauley, and thanked her for coming to meet with the Board in the hopes of clarifying some outstanding questions.

Ms. McCauley stated she has been the Harnett County Library Director for about 6 years, but has been with the County for 18 years in various other positions within the library. She has spent most of her career trying to convince people the importance of library services. Libraries add tremendous amount of value to a community and makes people want to come to your community. Ms. McCauley commended Angier's Board of Commissioners for understanding this importance and conveyed that Angier is fortunate to have Katy Warren as their Library Director.

Ms. McCauley said Harnett County has been studying consolidation of the municipal libraries within the county for approximately five years. She explained North Carolina has three types of library systems; the County Library System, Regional Library System, and Municipal Libraries. Harnett County is classified as a County Library System; however, the structure is an outlier from what a normal county library system is due to having a main branch with smaller branches in the towns or other populated areas of the county. The relationships Harnett County has with the municipal branches are exceptional because of the staff that's in place. The staff meet regularly and are all collaborative, not competitive, encouraging, and share ideas.

The mayors originally brought up the consolidation in 2017 because they wanted a single funded library system and have a unified county operation to improve access and services to all our residents. It also had much to do with taxpayer dollars to think they are being double taxed by having to pay municipal taxes along with county taxes. Based on the mayor's committee recommendation to the County Board of Commissioners, the Board of Commissioners charged Ms. McCauley in working out the details. When the consolidation was first presented in 2018, an agreement could not be established that would make everyone happy. The current County Board of Commissioners have asked staff to revisit this issue and attempt to move forward with consolidation of the County's Library System.

Ms. McCauley conveyed she believes there are good benefits to consolidation and could even benefit some branches more than others. Angier benefits in a different way because Angier is already adequately funded, fully staffed, and run great programs. There's not a whole lot more the County can do that will make it much better; however, the County can assist with expenses. Other libraries in the County are less fortunate and are severely underfunded. In order to be fair across the board, the County is offering consolidation to all municipal libraries rather than just those in need.

There was some question as to why Angier's Library Board may not be in favor of the consolidation. Ms. McCauley suggested they may not see the benefit of how consolidation would be for Angier since its already functioning at a higher level, however the benefit is coming in cost savings for Angier since the library is doing so well.

There was some discussion regarding what type of cost savings Angier will anticipate by consolidating into Harnett County's Library System. Mr. Vincent explained the proposed consolidation would be a 3-year phase in. The first year the Town will only budget for 2/3 of the County's recommended budget for Angier's library with an anticipated savings of \$78,000; the second year the Town will budget for 1/3 of the County's recommended budget with an anticipated

savings of \$177,000; the third year the County would then absorb all operational costs anticipating a cost savings of \$236,000 plus rent received for the building.

The Board discussed concern if Angier's library would still be able to provide the same services and programs it currently has. Ms. McCauley responded that customer service and level of library services is driven by staff and there's no plan to change staff, and are not looking to reduce any type of funding or salary.

The Board inquired about staff's benefits and salary. Ms. McCauley stated there are some differences in regards to benefits and there has been some discussion in regards to negotiating salary. No employee coming from a municipal library will be making less or in worse shape than they are at this time. Everyone should remain where they are or in better shape and also have the opportunity to advance.

The Board was interested in knowing if the library would still have the flexibility with ideas and programs and if the library director would still keep them informed of happenings. Ms. McCauley stated Katy would still have the flexibility to be creative with ideas and programs and would need to keep Angier's Board informed especially if it involves town property. Mr. Vincent added that Katy would still give a report to the Board at monthly meetings.

Mr. Vincent stated that details of the agreement is what's the most important. Every municipality's agreement will be unique to them and will be structured a bit differently. He recommended offering the County a rental fee of \$1 if they participate in our renovation plans.

The Board had discussion about how funding from the ABC Board would be affected. Ms. McCauley stated those funds will be held in a separate fund for Angier only. As far as what the money would be used for would be discussed amongst the attorneys.

Action: A consensus of the Board to proceed, & authorized the Town Manager to negotiate an agreement for Board approval.

3. Re-zonings – Conditional
 - a. What does this mean to the developer and the Board of Commissioners
 - b. Discuss R-6 Zoning District
 - i. Set Caps on Density?

The Board discussed concerns regarding lot sizes in developments and the impact it has on infrastructure.

Planning Director Sean Johnson explained that the Board can establish the minimum setbacks and/or lot sizes as well as minimum lot width when considering Conditional Rezoning. It was explained that the Ordinance requires a minimum open space dedication of 20% of the property to be developed. However, when this Ordinance requirement was established, some local developers pushed for a minimum site area of 20 acres before that open space dedication requirement is triggered.

Action: Reaffirm direction to Staff to encourage Conditional Rezoning for R-6 developments as previously directed, plus encourage 20% open space dedication with 50% of that space dedicated to active space, and to utilize a mixture of 6,000 & 10,000 sqft lots.

4. Planning for the NC 55 Bypass
 - a. US 401 Corridor Study

- b. Water Line (28,000 Linear Feet @ \$3.1M)
- c. Reserve Sewer Capacity for Commercial Development

Mr. Vincent stated the NC 55 Bypass project is proposed to start phase one in October 2022, with the following phase slated for October 2023. The Town does have authorization to install a new waterline of 28,000 linear feet along the proposed bypass, which is estimated to be approximately \$3.1M. At this time, there is not a revenue source for this project, however the Town is working with state delegates in search of funding.

Mayor Smith stated he has been working with CAMPO to address the US 401 Corridor Study. There has been some talk of making changes to this project that will give economic opportunities to Angier. They have estimated approximately 50,000 new residents in Harnett County in the coming years.

Planning Director Sean Johnson stated that CAMPO, as part of their US 401 Study, has expressed interest in upgrading existing roads instead of constructing a new location highway through farms specifically around Fuquay-Varina. In doing this, it will help traffic flow from Raleigh and be diverted around Fuquay-Varina and Angier to Lillington.

Mr. Vincent recommended reserving sewer capacity for commercial users that will be going along the proposed NC 55 Bypass. Sewer capacity is limited at this time until the Town applies for a grant that will expand Harnett County's water plant by 1.2M gallons per day.

Mayor Smith felt the Town is not adequately in position to service the growth along Hwy 210 from the center of Town out towards Harnett Central School. He voiced that Hwy 210 is an area the Town hasn't actively looked at.

Action: Continue to monitor the 401 Corridor Study, pursue grants to install the water line along the 55 Bypass, & reserve sewer capacity for commercial development along the 55 Bypass.

5. Storm Drainage Study

Town Engineer Bill Dreitzler stated the Town of Angier selected Gradient, PLLC to perform a hydraulic analysis of an approximately 400-acre drainage basin in Southwest Angier, referred to as the Southwest Angier Drainage Basin Study. Gradient, PLLC will be presenting to the Board the final report at their April workshop meeting. Areas of concern are the following:

Concern Area	Description
1	88 S. Park Street; yard and house floods
2	161 W. McIver Street; yard floods and water under house
3	12 Crestview; yard floods regularly and water gets underneath house
4	S. Park Street between W. Church and W. Depot Streets; Entire street floods
5	Ditch from S. Cross St to W. McIver St; inspect for debris and pipe sizes
6	Ditch from Oakwood Dr to Crestview Dr along W. McIver St; overflows
7	Ditch from Crestview Dr to S. Raleigh St; Partially clogged
8	Ditch from S. Raleigh St. to S. Broad St. E; inspect for debris and pipes
9	Ditch from S. Broad St. E. /Hidden Acres Est to Black Riv; inspect
10	Ditch from S. Broad St. E. /Hidden Acres Est to Black Riv; inspect

The Scope of the project included identifying key drainage outfalls and infrastructure; discuss specific historical flooding areas and desires to mitigate with the Town which includes identification of key concern areas; provide an analysis of flooding within the drainage basin; identify ditch sections and storm pipes expected to exceed design capacities; filed survey as required for the planning level analysis; provide recommendations for improvements within the drainage basin; provide an engineer's opinion of cost for recommendation improvements; and summarize findings in a final report.

The model results indicate significant flooding occurs during most storm events near the intersections of Park/West Depot Streets, Park/West Lillington Streets, and West McIver/Crestview Drive. Flooding in these areas inundates existing structures, including flooding crawl spaces and HVAC units, and in some cases entering the living space. Another concern area is road overtopping and flooding occurring at the intersection of S. Broad St. and the entrance to Hidden Acres Estates. It is estimated that this area will experience road flooding during storm events less than the 10-year storm. This flooding overtops the only vehicular access to the Hidden Acres Estate development. The proposed drainage improvements along West Depot Street and the Honeycutt Oaks development, under construction currently, were added to the existing conditions.

Three key recommended mitigation measures were reviewed to help alleviate problem areas. Mitigation Measure #1 are improvements from W. Depot Street to S. Raleigh Street where drainage improvements will significantly reduce the flooding in the concern areas. Most of the work will be done within existing Right-of-Way with some easement acquisition that would be required for ditch improvements and pipe extension. Mitigation Measure #2 are channel and pipe improvements at W. Smithfield Street to W. Williams Street where most of proposed improvements would be outside of the Right-of-Way, easement acquisitions would again be required for ditch improvements. Mitigation Measure #3 are culvert improvements at S. Broad Street and Hidden Acres Estates that would reduce overtopping frequency of S. Broad Street and Hidden Acres Estates; estimated level-of-service will be greater than 25-year storm event, however low cover existing utilities will create design challenges. It was recommended beginning with Mitigation Measure #3 prior to making any other improvements. All improvement projects recommended by this Study will cost approximately \$3.2 million, and that just includes the three mitigation measures within the southwest drainage basin.

The Board discussed possible storm water fee to be applied to residential and commercial customers based on impervious surface. It was the consensus of the Board to review the fee proposal again.

Action: Gradient to make formal presentation to the BOC at the April Workshop, proceed with a stormwater fee breakdown for both residential & commercial properties, & apply for an upcoming grant applicant in September 2022 for Mitigation Measure #3.

6. Downtown Master Plan by NC State University
 - a. Farmer's Market
 - b. Courtyard Improvements
 - c. Planned Events

Community Development Coordinator Heather Keefer began speaking about the Downtown Master Plan with NC State and that it has been delayed due to COVID, however they have been working through the survey's citizens have completed. NC State has identified the business core boundaries where most proposed projects will be in the business core area. Approximately 800 surveys have been submitted identifying what citizens wouldn't want changed such as Jack Marley Park, restaurants, small town feel, Depot Square, events, festivals and also identified their dislikes and would want to see changed such as traffic, parking, shopping choices, night life, gathering spaces, and wayfinding. The survey also recognized items that stood out to citizens as a vision of Angier. Those items being a Farmer's Market, more retail, nightlife, restaurants, green spaces, splash pad, and more entertainment.

In addition to the Downtown Master Plan, the Community Development Advisory Board had a lot of concerns about downtown and pedestrian safety. Some immediate ideas have been shared between the planning, police, and public works departments. Two areas that are being focused on are Depot Street and Broad Street. It has been recommended to add a larger sign that says "drive safely entering Downtown Angier" so people know to be alert. Some upgrades and relocation of the speed limit radar signs can alert drivers to start slowing down sooner. Another recommendation would be to add solar-powered push button LED pedestrian crossing signs at the crosswalks located near the Red Barn and Angier Family Pharmacy. Existing crosswalks located on N. Broad St. near Forrest Fitness doesn't have great visibility. This can be upgraded by bringing the pedestrians further out into the intersection by using curb and gutter bump outs. The large planters throughout town can be utilized on either side of the bump out to create a barrier. No parking spaces would be eliminated by this upgrade but would prevent parking directly on the crosswalk. Another proposal is adding streetscape bump outs with street lamps at the intersection of S. Broad St. E and Lillington Street as well as at the intersection of W. Williams Street and N. Raleigh Street. Streetscape and on-street parking around Town Hall improvements are proposed such as parallel and angled parking on Williams Street, N. Broad St. E crosswalks, sidewalk around the clock tower, and storm drainage, curb and sidewalks as needed to fill in gaps.

Other items proposed are surrounding the Town's Farmer's Market. Streetscape and on-street parking around Farmer's Market improvements such as parallel and angled parking on Lillington Street, S. Broad St. E crosswalks, extension of Church St., storm drainage, curb and sidewalk as needed to fill in gaps and possible railroad gate on Lillington Street to block of traffic during events. Ms. Keefer reviewed two possible concepts of the Farmer's Market and parking placement with the Board. There was some question as to whether this space can be utilized as a multipurpose space for gathering and meetings at times when it's not being utilized as a Farmer's Market. It was confirmed that this project would be identified as a multipurpose use. Property has already been purchased and is slated to start in the upcoming Fiscal Year.

The Community Development Advisory Board have also proposed some courtyard improvements between Ed's Restaurant and Legacy Designs off Depot Street. To make this area seem more inviting, it was proposed to add rod iron fencing and archway to the front facing Depot Street, pillars placed at the perimeter, and a brick wall at the rear dividing the parking lot from the seating area. In addition to those improvements, it was proposed to install stamped concrete for that area to be used as a multipurpose function as well. Other upgrades proposed are storm drainage, curb & gutter to fill in on Depot Street, water/sewer upgrades and a small wall surrounding the water spigot to prevent tampering.

Ms. Keefer reviewed various planned town events for the upcoming year. She stated her goal is to get as many different non-profits and other community partners involved in the implementation of each event. It was also explained how she is standardizing our event road closures by identifying large, medium, and small events and reviewed several road closure options for these categories.

Ms. Keefer has been working very hard on marketing and communication by reaching out using various mediums to get information to all citizen age groups.

Action: *Schedule a presentation to the BOC by NC State University to finalize the downtown plan, proceed with downtown pedestrian measures, Farmer's Market Concept A (design parking lot layout), & apply for AARP grant.*

7. Future Park Master Plan
 - a. Community Center

Parks & Recreation Director Derek McLean gave a brief overview of the Future Park Master Plan for the Community Center and upgrades at Jack Marley Park as well as the proposed future park site that will be located off of Guy Road. Mr. McLean stated that a full presentation of the Future Park Master Plan will be given by *WithersRavenel* at the next Board meeting.

The Board had discussion regarding the road located at the backside of Jack Marley Park near Hickory Street.

Board Action: The Town Board voted to open the road at the backside of the park near Hickory Street.

Motion: Commissioner Price

Opposed: Commissioner Coats

Vote: 3-1; motion carried

Action: *Proposed concept drawing covers anticipated activities, contact property owner to the NW to secure a 50-foot permanent R-O-W for a rear entrance/exit, schedule a final presentation to the BOC, & contact developers regarding the Guy Road entrance.*

8. Urban Service Area initiated by Harnett County

Mr. Vincent stated Lillington has set a preliminary boundary line Urban Service Area that they will present to their Board and Harnett County regarding where they want their growth to stop. Harnett County has initiated a request for Angier to delineate where our boundaries are set outside of our ETJ. How the map is drawn depends on where Angier's existing utilities are, where additional development may go, and where it would make sense for Harnett County to serve utilities to those new developments outside of Angier's current jurisdiction. The concern is we have established a boundary agreement with Fuquay-Varina, and now Angier needs to establish an Urban Service Area boundary line to our North, Northwest and Southwest.

Mr. Johnson stated an Urban Service Area is an agreement between a municipality and county to designate areas outside of their planning jurisdiction where they plan to grow one day but do not have it in their current jurisdiction. We currently have two large gravity outfall sewer lines northwest of Angier. One was put in 2013 from Sunni Skies to Chalybeate Springs Road. The other line is from Rawls Church Road down Chalybeate Springs Road along the Neil's Creek corridor. This opens up an entire drainage basin north and west of Town for new developments to flow into one of those two lines and therefore annex into Angier. The USA would begin at some point outside of that drainage basin area. Harnett County has initiated this agreement because it

will allow developers to annex into Angier but be served by county utilities. This proposal is a new concept and currently there are no developments that fit these criteria. There's a lot of benefits in strategically placing an USA agreement with the County. Angier is purchasing 1.2 million gallons per day from the county with their new wastewater plant expansion. If a developer taps into the county line, they will not take up any of Angier's sewer capacity. However, the USA agreement would still require them to annex into Angier even though Angier's utilities are not needed. There would be no additional strain on Angier's sewer capacity or water pressure. Angier needs to decide just how much further outside the current jurisdiction to go to allow developers to annex into Angier.

Mr. Vincent added that developments are already annexing into Lillington, Lillington is collecting the tax base, but those developments are being served by Harnett County utilities. *EnviroLink* completes a report every few years to look at our water and sewer fees. Along with that, they also consider the costs associated with maintaining our system and what our capital projects are. After that information is compiled, that generates the fees set for the next five years and how it needs to increase to maintain that system. Terms of the agreement will be brought before the Board for approval.

Mr. Johnson informed the Board that there will be a massive commercial intersection where the NC 55 Bypass and HWY 210 will intersect. Harnett County already has a water line on HWY 210. If a commercial developer approaches Angier and they can't get Angier water or sewer, if they don't annex, they could put in a septic system. This would mean Angier loses that tax base and job creation.

Action: Proceed with proposed concept, as discussed by staff, with Harnett County, and negotiate an USA for BOC approval.

9. New Town Hall/Police HQ Update

a. Reappraisal/Harnett County-Revenue Neutral

Mr. Vincent reviewed financials received by *Davenport & Co.* Information of re-appraisals have been received from Harnett County indicating a real value increase of 31% as opposed to the 15% we projected. Our new projected levy is approximately \$2.7M; currently its \$2.1M. Because of this increase, there will be approximately \$636,000 additional revenue that could pay for the new Town Hall building all by itself. The additional revenue comes from growth along with Harnett County's comprehensive revaluation. Projected annual tax revenue from subdivisions is roughly \$2,451,755. Based on the growth rate of this revenue the Town will have to publicize what the new rate will be. If the Town were to decide to go revenue neutral, we would have to drop the tax value rate from \$0.53 per \$100 to \$0.39 per \$100, however the Town wouldn't receive any new revenue. The money would be given back to the citizens by dropping their rate. If that were the case, we not be able to afford additional officers and other Town staff.

Highlights from the *Davenport & Co.* financial information:

Description of Long-Term Debts – Future Borrowing Assumptions

- Total cost of project is approximately \$14.1 million
- Town expects to contribute \$1 million from Unassigned Fund Balance
- Town's net borrowing amount is \$13.1 million in the second half of FY 2022 at 2.50% (estimate)
- Town makes interest only payments in FY 2023 and FY 2024
- Note: debt service projections assume full \$13.1 million drawn down at closing. However, the Town expects to explore a draw down loan option as well as an option that is fully funded at closing
- \$13.1 million of permanent funding from USDA pays off interim financing in FY 2024
- 2 years of interest only payments in FY 2025 and FY 2026; 28 years of level debt service payments beginning FY 2027
- Interest rate for planning purposes equal to 2.25%

Projected Statement of Income and Expense – Assumption for Projection (Revenues)

- Inclusive of Property Taxes (real, personal, and public services) and motor vehicle taxes
- Mid-year Ad Valorem revenue projections are more than \$300,000 higher than FY 2022 budget values
- Wake County revaluation is effective for FY 2022 (reflected in 2022 mid-year projections). Property values assumed to grow 3% annual from FY 2022 values beginning in FY 2023
- Harnett County revaluation will go into effect in FY 2023, Harnett County expects a 15% increase in Ad Valorem revenue in FY 2023 over the FY 2022 mid-year projections. FY 2023 values assumed to grow 3% annually beginning in FY 2024
- Assumes Town realizes incremental Assessed Value growth of approximately \$92,518,995 annually in FY 2023 – FY 2027 from subdivision development (\$462,594,976 of total assessed value added by FY 2027).
- The assessed value of growth from subdivision development by FY 2027 has grown from \$462 million to \$707.5 million based on most recent estimates.
- Vehicle tax is expected to grow at the same rate as Property Values, mentioned above, for each County in FY 2023 – FY 2027
- Assumes collection rate on Property tax is 99.50% in FY 2022 – FY 2027; assumes collection rate on vehicle tax is 100%; and assumes tax rate remains at \$0.53 for ever \$100 of assessed value

Mr. Vincent reviewed the Town's future and on-going projects that totals approximately \$42M. The items reviewed are the Town's wish list to which he explained will be worked on a little at a time over each Fiscal year. Because the Town has many planned projects, it was his recommendation to accept the new revenue and not lower the real estate tax. If real estate taxes were decreased there is a possibility they would have to be raised the next fiscal year in order to afford upcoming projects.

The Board had discussion on the Harnett County revaluation and it was the consensus of the Board not to decrease the real estate tax rate.

Mr. Vincent stated a General Contractor, Rodgers Builders, has been locked in and have qualified all sub-contractors. We are in the process of sending out bids to lock in prices. The new building will go in the same footprint as the old annex building and existing Town Hall. Existing furniture and camera system will be utilized in the new building to avoid additional costs.

Mr. Vincent reviewed the General & Utility Fund Capital Projects along with revenue sources for those projects. They are as follows:

General Fund

Project	Costs	Source of Revenue	Fiscal Year
Town Hall/Police	\$13.0M \$1M	USDA Loan - 30 Years Fund Balance	2022-2023
Farmer's Market Land	\$500,000 \$60,000	Fund Balance	2022
Community Center	\$4.5M	PARTF/Bank Loan/Fund Balance	2024
LAPP - Junny Road	\$1.7M	NCDOT/CAMPO/GF	2023-24
LAPP - Hwy 210 Project	\$1,463,386	NCDOT/CAMPO/GF	2022
SW Drainage Study	\$3.2M	GF/Propose a Storm Management Fee	2022
Future Park Master Plan	\$65,000	General Fund	<u>\$24.5M TL</u>

Utility Fund

Project	Costs	Source of Revenue	Fiscal Year
HC - Sewer Capacity	\$8.7M	USDA Loan (\$2.5M)/American Rescue Plan (\$1.7M)/NC General Assembly (\$3.5M)/Fund Balance (\$1.0M)	2026-27
55 Bypass New Water Line	\$3.2M	USDA Loan	2025-27
Pump Station Upgrades #1 & #6	\$3,866,083	First Bank Loan (19 Years) /American Rescue Plan (\$625,000)/Fund Balance	2023
W. Lillington/Park St. - Water Line	\$100,000	NC General Assembly	2023
Water Tank/Core System Replacement	\$6.5M	NC General Assembly/Fund Balance	2022-23 <u>\$22.3M TL</u> <u>\$46.8M Grand Total</u>

Sources of Revenue

Revenue Sources	
\$1.7M	American Rescue Plan Federal Funding/Signed March 2021
\$10.4M	NC General Assembly
\$100,000	NC General Assembly
80/20	NCDOT LAPP Match Funds
Fund Balances:	
General Fund	\$5,214,300
Utility Fund	\$3,924,399
United States Department of Agriculture (USDA)	
Private Placement Loans - Banks	
Build Back Better Infrastructure Bill - Not Yet Approved	

Action: Continue to proceed with the construction of a new town hall/police HQ and be prepared for the County's reappraisal information, advertise a "revenue neutral", but recommend against it!

10. Ten Years from Now, how do we plan?

- a. Capital Improvement Projects/Plan FY22-27

Action: Continue to "chip" away at priority projects, include the widening of Wilma Street, & review the cost estimate for a SW Regional Pump Station along Hwy 210.

11. Department Reports (Operation & Capital Projects)

Each Director gave a presentation about their department and reviewed special requests and needs.

- | | |
|--|--|
| a. Planning, Zoning & Code Enforcement | ADD a new position |
| b. Finance | ADD a new position in Utilities |
| c. Library | ADD 2 PT positions |
| d. Police | ADD 3 new positions |
| | REINSTATE fees regarding tickets issued |
| e. Parks & Recreation | OPEN a second entrance/exit to N. Hickory |
| f. Public Works & Utilities | ADD 2 new positions |

Adjournment: Mayor Pro-tem Loru Hawley motioned to adjourn at approximately 5:22pm. Unanimous

Robert K. Smith, Mayor

Attest:

Veronica Hardaway, Town Clerk

**Town of Angier
Board of Commissioners
Work Session
Tuesday, May 17, 2022, 6:00 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, May 17, 2022, 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
Commissioner George Junior Price

Members Absent:

Staff Present: Town Manager Gerry Vincent
Town Clerk Veronica Hardaway
Human Resource Director Melissa Wilder
Planning Director Sean Johnson
Public Works Director Jimmy Cook
Library Director Katy Warren
Parks & Recreation Director Derek McLean
Finance Director Hans Kalwitz
Community Development Coordinator Heather Keefer
Chief of Police Lee Thompson
Town Attorney Dan Hartzog Jr.

Others Present:

Call to Order: Mayor Smith presided, calling the Board of Commissioners Work Session meeting to order at 6:00 p.m.

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

Invocation: Mayor Smith offered the invocation.

Commissioner Price requested to add a Closed Session pursuant to GS 143-318.11 (a)(3); (a)(5); and (a)(6) to consult with the Town Attorney; property acquisition; and personnel matters.

Mayor Smith asked if there was discussion about removing the generator bid off the agenda. The Commissioners responded there was not.

Mayor Smith made the following comment: "I believe that we're in the process of changing the plan to build a new Town Hall; I believe that instead we are going to discuss buying Jim Burgin's building for \$3.5M by Town Officials. I believe that we will have to renovate the old Town Hall for the Police. I believe that we are looking at adjusting Town taxes. I believe that we are in a position to throw away \$700,000 that we have paid towards construction of a new Town Hall. I believe that we're going to have blame shifted to Gerry Vincent for all of this; that's my belief. Is the agenda approved with the additional Closed Session?"

Mayor Pro-tem Hawley asked if she could make a comment to which Mayor Smith agreed. She made the following comment: "I don't think that we would be throwing away \$700,000 if we can save the taxpayers almost, right now, over \$18M for a Town Hall. Right now, I'm sorry but I don't think we ought to put it on the taxpayers back. I just wanted to make that comment. I think in a couple of years because we are in a recession or getting ready to get into a recession, I think as being the servants of this Town it is our fiscal responsibility to make sure the burden does not lie on the taxpayers. Thank you."

Commissioner Price stated "I'd like to make a motion to approve the agenda without the Mayor's comments"

Mayor Smith announced Commissioner Price was out of order.

Approval of the May 17, 2022 meeting agenda: The Town Board unanimously approved the agenda with the following amendment: adding Closed Session pursuant to GS 143-318.11 (a)(3); (a)(5); and (a)(6) to consult with the Town Attorney; property acquisition; and personnel matters.

Board Action: The Town Board unanimously approved the May 17, 2022 meeting agenda as amended.

Motion: Mayor Pro-tem Hawley

Vote: 4-0, unanimous

Presentations

Mayor Smith presented Public Works Director Jimmy Cook, a Proclamation in honor of National Public Works Week, which is May 15th – 21st.

Mayor Smith presented Chief Thompson, a Proclamation in honor of National Police Week, which is May 15th – 21st.

Aaron Meredith, with the Harnett County Sherriff's Department, presented a Certificate of Appreciation to the Angier Police Department and the Town of Angier for their assistance with the Harnett County Cares Program that helped with the Kentucky tornado victims.

Public Comment

Seeing no one, Mayor Smith closed the public comment portion of the meeting.

Consent Agenda

1. Approval of Minutes

- a. March 15, 2022 – Work Session
- b. April 5, 2022 – Regular Meeting
- c. April 19, 2022 – Work Session

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 Joel R. Young & Sherrill F. Young, Jr., requesting to annex approximately 130.355 acres located at 6600 Wimberly Road (Wake PIN: 0684661987). A Sufficiency of the Petition and a Certification of Results were issued in April; a date to set the Public Hearing was approved in April and advertised accordingly. Following the required Public Hearing, the Town Board will be qualified to consider the adoption of Ordinance #A004-2022 to Extend the Corporate Limits of Town.

Mr. Johnson pointed out that the first three Public Hearings on the agenda are all related; two annexation petitions along with a rezoning request for those two subject parcels. Therefore, if the two annexations are not approved by the Board, the rezoning cannot be voted on tonight because the properties in question are not currently in Angier's jurisdiction.

Mayor Smith opened the Public Hearing.

Jim Chandler with Timmons Group, 5410 Trinity Road, Raleigh, stated he is representing the developer on the property is consideration for annexation. They have been working

with the Angier Public Works Department to come up with the best way to connect to public water and sewer to serve the proposed development.

Seeing no one, Mayor Smith closed the Public Hearing.

Board Action: The Town Board voted to adopt Ordinance #A004-2022 to Extend the Corporate Limits of Town totaling approximately 130.355 acres located at 6600 Wimberly Road; submitted by Joel R. Young & Sherrill F. Young, Jr. (Wake PIN: 0684661987).

Motion: Mayor Pro-tem Hawley

Vote: 4-0; unanimous

2. Voluntary Annexation Petition

Planning Director Sean Johnson stated that staff received a voluntary annexation petition submitted by William Coy Rogers Heirs requesting to annex approximately 15.622 acres located at 9405 Kennebec Road, Willow Spring, NC (Wake PIN: 0684477282). A Sufficiency of the Petition and a Certification of Results were issued in April; a date to set the Public Hearing was approved in April and advertised accordingly. Following the required Public Hearing, the Town Board will be qualified to consider the adoption of Ordinance #A005-2022 to Extend the Corporate Limits of Town.

Mr. Johnson stated this property is located directly North of the just annexed parcel at 6600 Wimberly Road. The future developer would like to create connectivity to the adjacent Highland Ridge subdivision to the North for street and utility connection purposes.

Mayor Smith opened the Public Hearing.

Seeing no one, Mayor Smith closed the Public Hearing.

Board Action: The Town Board voted to adopt Ordinance #A005-2022 to Extend the Corporate Limits of Town totaling approximately 15.622 acres located at 9405 Kennebec Road, Willow Spring, NC submitted by William Coy Rogers Heirs (Wake PIN: 0684477282).

Motion: Commissioner Kazakavage

Vote: 4-0; unanimous

3. Conditional Rezoning Request

Planning Director Sean Johnson stated that staff has received a conditional rezoning request from the Pulte Group for approximately 145.977 acres located at 6600 Wimberly Road & 9405 Kennebec Road, Willow Spring, NC (Wake PINs: 0684661987 & 0684477282). The current zoning is Wake County R-30 and the proposed zoning is Town of Angier CZ R-6. The properties in question are currently vacant, wooded land.

Surrounding land uses include low density residential and agricultural uses, as well as the recently approved Highland Ridge subdivision to the North. Town of Angier water and sewer will be extended by the developer to serve this development. Transportation access will be provided by Wimberly Road with two access points proposed. The requested rezoning properties are not shown on the Future Land Use Map; however, these will be added once annexed and a zoning district is assigned. The Planning Board voted unanimously to recommend approval of the conditional rezoning request at their April 12th meeting with the conditions presented.

Mr. Johnson reviewed the proposed subdivision plan that showed 344 single family lots with varying lot sizes; 130 lots between 6,000 – 7,000sqft; 173 lots between 7,000 – 10,000sqft; and 41 lots 10,000+sqft. All major subdivisions in Angier have to have 20% of the property dedicated for open space, up to a maximum of 10 acres. The property in question has proposed 58.4 acres of open space, which is roughly 40% of the total tract.

Mr. Johnson then reviewed the proposed conditions to be incorporated into the zoning regulations for this property.

1. The parcel in question shall only be developed with single family residential lots.
2. There shall be no more than 344 total lots on the parcels 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.
3. The minimum lot size shall be at least 6,000sqft.
4. At least 178 lots shall be between 7,000sqft – 10,000sqft.
5. At least 45 lots shall be greater than or equal to 10,000sqft.
6. The minimum lot width shall be 50ft.
7. The minimum building setbacks shall be as required in the R-6 district.
8. There shall be a minimum of 10 acres of open space preserved in the proposed subdivision. Open space shall be developed in accordance with Chapter 6 of the Angier Zoning Ordinance.
9. There shall be curb & gutter and 5ft wide sidewalk installed throughout the proposed subdivision on both sides of each proposed street, and along the road frontage on Wimberly Road which stubs to each adjacent property.
10. A 15ft Type A buffer shall be installed where a proposed lot is directly adjacent to a neighboring property.
11. All dwellings on the proposed lots shall have at least a 2-car garage.
12. All dwellings on the proposed lots shall have two or more types of finishes on the front façade: lap siding, masonry, shakes, board and baton.
13. A minimum of 4 active recreational open spaces shall be spread along neighboring streets. Improvements to each of the recreational and usable open space shall be determined at recordings for each respective phase in keeping with the stated intent and found acceptable to the Planning Department. Gathering areas with benches

and picnic tables, tot lots, play lawns, dog park and shade shelter/gazebo are intended examples.

14. A neighborhood recreation amenity area is proposed within the development to include a cabana and pool. The cabana shall include a minimum of 500 square foot covered area and bathrooms for a minimum of 3,000 square foot pool.
15. Westbound right-turn lanes and Eastbound left-turn lanes shall be installed to NCDOT standards to serve each proposed access on Wimberly Road.

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.

Erin Becton, 6410 Wimberly Rd., had questions regarding buffer requirements and was concerned with children's safety as well as her animals' safety.

Jim Chandler with the Timmons Group, stated they wanted to provide a mix of lot sizes despite being R-6 Conditional. The average lot size is almost 8,200sqft across the 344 lots proposed. They are committing to 40% open space that will include a pool, amenity spaces, pocket parks, dog parks, and benches. Sidewalks are proposed throughout the subdivision as well as along Wimberly Road. Per Angier standards, a proposed 15ft Type A buffer will be provided against any lot that will backup to an existing lot. Some architectural features will be included to dress it up. A traffic impact analysis was conducted and resulted in no required improvements. However, the developer is committing to both right and left turn lanes at both driveway entrances on Wimberly Road. They believe they are compatible with the Highland Ridge subdivision adjacent to the property in question and will be stubbing a road to these two tracts that will promote interconnectivity between the two. An on-site pump station is also being proposed and have agreed to the included conditional requirements.

Robert Rudloff with Pulte Group, stated the proposed house product size will vary between 1,800sqft to about 2,800sqft.

Edward Currin, 6390 Wimberly Road, voiced that his main concern was having many children living next to a farm with livestock, ponds, and creeks and wanted to know if any kind of safety barriers would be constructed to keep them out of harm.

Mr. Chandler stated that they had already committed to buffers that are being placed from a landscape standpoint.

Mr. Rudloff added that often when they develop communities like this it's not always easy to figure out buffering without creating a fortress appearance. However, there will be plenty of things for the children to do with the pool and parks proposed.

Randy King with Pulte Group, stated negotiations of possible fencing may be made with adjacent property owners.

Seeing no one, Mayor Smith closed the Public Hearing.

Board Action: The Town Board voted to approve the proposed Rezoning Request along with the conditions proposed. In addition, the developer is encouraged to meet with adjacent property owners along the eastern border of the proposed development to discuss potential fencing locations. These conditions are to be incorporated into the rezoning regulations for the application submitted by Pulte Group (Wake PINs: 0684661987; 0684477282; and 0684477282).

Motion: Commissioner Price

Vote: 4-0; unanimous

4. Rezoning Request

Planning Director Sean Johnson stated that in order to facilitate the construction of the Angier Farmer's Market project, staff has proposed a rezoning for the Town's property located at 92 S. Broad Street W. which would place the property in the Central Business district. The property in question totals 0.345 acres (Harnett PIN: 0673-79-3165.000). The current rezoning is R-10 and the proposed rezoning is Central Business. The Planning Board voted unanimously to recommend approval of the rezoning request at their April 12th meeting.

Mr. Johnson indicated the property is currently vacant and surrounding land uses include medium density residential, restaurant, retail, and office uses. The property is adjacent to Depot Square, and will serve as the future location of the Angier Farmer's Market. Public water and sewer are available at this location. The property in question is designated for commercial uses on the Future Land Use Plan. The proposed rezoning to Central Business would allow for a Town Farmer's Market/Mixed Use Market, which is different than, but compatible with, this commercial designation.

Mayor Smith opened the Public Hearing.

Seeing no one, Mayor Smith closed the Public Hearing.

Board Action: The Town Board voted unanimously to approve the rezoning requested located at 92 S. Broad Street W. from R-10 to Central Business (Harnett PIN: 0673-79-3165.000).

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

New Business

1. Voluntary Annexation Petition

Mr. Johnson stated that staff has received a voluntary annexation petition from Roger Howard Dupree for approximately 91.85 acres located on Tippet Road & Roy Adams Road, Angier, NC (Harnett PINs: 0673-45-5069.000; 0673-44-2149.000 & 0673-53-1625.000). The next step is for the Board to direct the Town Clerk to investigate the sufficiency of the petition and report back at the June 7th Board meeting.

Board Action: The Town Board unanimously approved Resolution #R011-2022 to Direct the Clerk to Investigate the Sufficiency of the Petition and report back at the June 7th Board meeting.

Motion: Commissioner Kazakavage
Vote: 4-0, unanimous

2. Ordinance to Demolish Dilapidated Dwelling

Mr. Johnson stated that code enforcement staff has been enforcing the minimum housing standard code against the deteriorating dwelling at 922 N. Broad Street E. since the case opened on October 18, 2021. Upon multiple inspections, which found the dwelling was unfit for habitation, staff issued an order to repair or demolish the dwelling within 90 days on November 29, 2021. Because the owner has shown no effort to restore the dwelling to a habitable condition, and the house continues to deteriorate, staff is requesting an Ordinance to Demolish the dwelling. Staff will solicit bids for demolition of the dwelling and costs will be a lien against the property.

Board Action: The Town Board unanimously approved an Ordinance to Demolish Dilapidated Dwelling located at 922 N. Broad Street E.

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

3. Budget Amendment #12

Finance Director Hans Kalwitz stated that Budget Amendment #12 pertains to the recognition of revenue received in the General Fund, HWY 210/Park Street Project Fund, and the Water & Sewer Fund. Allowable spending within each associated expenditure line will be increased, thereby leading to a balanced budget amendment.

The General Fund has received \$10,000 for a Harnett County landfill credit, \$5,060 from the ABC Board for the Alcohol Education Program to be established, and \$800 for Library donations; the latter two amounts will be treated as restricted revenue. The Harnett County landfill credit will increase allowable spending within the Streets & Sanitation Department, the ABC Board contribution will launch a Police Department expenditure line for Alcohol Education (which is restricted and balanced forward into future fiscal years), and the Library donations will increase allowable spending within the restricted Library Donations expenditure line.

The HWY 210/Park Street Project Fund has received \$20,000 from payment in lieu of a sidewalk project, which will increase necessary allowable spending throughout our ongoing project.

The Water & Sewer Fund has received, and will continue to receive, rental payments (amounting to \$11,700) from a Public Works location and will be appropriated to the Sewer Department. Also, the Water & Sewer Fund has received reimbursement for damages to a water line (\$11,482) and will be appropriated to the Water Department.

Board Action: The Town Board unanimously approved Budget Amendment #12 as it pertains to revenue received in the General Fund, HWY 210/Park Street Project Fund, and the Water & Sewer Fund.

Motion: Commissioner Kazakavage

Vote: 4-0, unanimous

4. Town Hall – Generator Bid Award

There was discussion amongst the Board about needing a generator as the Town currently does not have one, however Mr. Vincent informed the Board that this particular bid was based on the specs for the 21,000sqft building proposed for the new Town Hall.

Board Action: The Town Board unanimously voted to table this item until further notice.

Motion: Mayor Pro-tem Hawley

Vote: 4-0; unanimous

5. Town Manager's Recommended FY22-23 Budget Message

Town Manager Gerry Vincent presented his Budget Message for FY21-22 Budget. Highlights include:

General Fund

- Ad Valorem Tax Rate will remain level at \$0.53/\$100 property valuation. (Proposed budget does NOT recommend “revenue-neutral”, due to Harnett County’s comprehensive reappraisal of real property, which has not been performed for more than 17 years).
- General Fund Budget for FY23 is being proposed at \$7,001,372 (+2.5%)
- Utility Fund Budget for FY23 is being proposed at \$3,369,933 (-28.6%); the reduction is due, in part, to the refunding/refinancing of existing loans, less capital outlay, and legal;
- Solid Waste Services Contract with Carolina Trash, Inc. will increase by 4.5% due to fuel increases;
- Six (6) new positions are being proposed as follows: Police (2), Public Works/Utilities (2), Planning (1), and Finance (1);
- 4% Cost of Living Adjustment (COLA/Market Adjustment) Effective July 1st for all full-time employees;
- Worker’s Compensation increased by 47% due to claims in FY22;
- Health Reimbursement Account (HRA) was reduced by \$1,000 for all full-time employees (Employees pay the first \$2,000/Town \$2,000);
- NC Retirement System continues to increase by the State (LGERS to 12.1% and LEOS to 13.1%)
- The Jack Marley Park Comprehensive & Master Plan recommended a number of renovations and additions such as:
 - New Entrance Sign
 - Office (Exterior) Renovations
 - Playground Equipment
 - Rip Rap (Ditch Line) along newly installed Dog Park
- Willow Street/Junny Road Sidewalk Project (Engineering costs only);
- HWY 210 Drainage & Sidewalk Project will carry over into FY23 and scheduled for completion in September;
- Planning/Community Development proposing a number of downtown improvements;
- Health Insurance rates with Cigna began at a 30% increase, however, was negotiated to 8%;
- Public Works will schedule the widening of Wilma Street once the developer installs its required improvements, along with other scheduled projects;

Utility Fund

- A fee increase of 2.5% based on the Five-Year Rate & Fee Schedule presented by EnvironLink and adopted by the Board of Commissioners; the proposed increase only affects the sewer (flat) rate to maintain the operations of the system and to cover debt service;

Mr. Vincent stated an advertisement will be published in the local newspaper for a Public Hearing for June 15th at 6:30pm.

Old Business

1. Resolution #R012-2022 – Fixing a Date for Annexation Public Hearing submitted by Vann Stephenson

Planning Director Sean Johnson stated staff has received a voluntary annexation petition from Vann Stephenson for an approximately 74.716 acre property located at 1251 N. Raleigh Street, Angier, NC (Harnett PIN: 0674-46-8078.000). The Town Clerk has investigated the sufficiency of the annexation petition, and the next step is for the Board to set the date for the Public Hearing as June 7, 2022.

Board Action: The Town Board unanimously voted to approve Resolution #R012-2022 to Fix a Date for Annexation Public Hearing submitted by Vann Stephenson for June 7, 2022.

Motion: Mayor Pro-tem Hawley

Vote: 4-0; unanimous

2. Resolution #R013-2022 – Fixing a Date for Annexation Public Hearing submitted by Sandra V. Stephenson & Peggy V. Hardison

Planning Director Sean Johnson stated staff has received a voluntary annexation petition from Sandra V. Stephenson & Peggy V. Hardison for approximately 17.675 acres located on NC 55 W., Angier, NC (Harnett PINs: 0673-94-3543.000 & 0673-93-4853.000). The Town Clerk has investigated the sufficiency of the annexation petition, and the next step is for the Board to set the date of the Public Hearing at the June 7, 2022 Board meeting.

Board Action: The Town Board unanimously voted to approve Resolution #R002-2022 to Fix a Date for Annexation Public Hearing submitted by Joel R. Young and Sherrill F. Young, Jr.; and Resolution #R008-2022 to Fix a Date for Annexation Public Hearing submitted by William Coy Rogers Heirs for May 3, 2022.

Motion: Mayor Pro-tem Hawley

Vote: 4-0; unanimous

3. Ordinance Amendment – Sections 13.11 & 4.9.3

Mr. Johnson stated that based on comments received from the Board at the February 15th Workshop, staff has drafted an amendment to Sections 13.11 and 4.9.3 of the Ordinance related to nonconforming automobile storage, junk yards, and salvage yards. These amendments are intended to allow for Code Enforcement staff to enforce the screening of properties in Angier's jurisdiction which have more than three junked motor vehicles stored on the property.

Mr. Johnson explained that back in June 2021, an Ordinance amendment was adopted by the Board, and enforcement by the Code Enforcement Officer began shortly thereafter. The deadline for compliance for screening requirements of that amendment was in December 2021.

Enforcement action was taken against two properties in Town; Nissen Automotive located at 331 W. Depot Street and Stuart's Wrecker Service located at 165 N. Raleigh Street. Each property owner was fined \$50 due to noncompliance prior to the February 15, 2022 Board of Commissioner's Workshop, at which staff was directed by the Board to cease enforcement and place this Ordinance amendment on hold for future discussion.

At the March 8, 2022 Planning Board meeting, the Planning Board reviewed a brand-new Ordinance amendment related to the same sections of the Ordinance based on feedback from the February Board workshop. A couple of those goals was to adjust the language, specifically the removal of the work "junkyard". "Junkyard" has been replaced by the Ordinance's definition to "Storage Yard". The Planning Board recommended this amendment, after the effective date of the Ordinance, that staff will give each of the property owners that were currently in violation, 60 days to comply with the screening requirements as proposed.

The Planning Board recommended approval of this Ordinance amendment at their March 8th meeting. The Public Hearing for these amendments was held at the April 5th meeting, and the Board tabled discussions until May 3rd. The May 3rd meeting was cancelled, and all items were postponed until May 17th. The Board can now choose to adopt these amendments as recommended by the Planning Board, or deny the amendment and allow the junkyards to remain legal nonconforming (grandfathered).

Revised Based On Planning Board Discussion

PROPOSED ORDINANCE AMENDMENTS – NONCONFORMING
JUNKYARDS AND JUNKED VEHICLE STORAGE

BLACK = Existing Language

RED = Language to be Removed

GREEN = Language to be Added

Ordinance Definition:

Junkyard Storage Yard. An establishment or place of business which is maintained, operated, or used for storing, keeping, buying, or selling ~~junk~~ vehicle parts. ~~or for maintenance or operation of an automobile graveyard.~~ Any lot containing more than three unregistered and nonfunctional (~~junk~~) motor vehicles shall constitute a ~~junkyard~~ Storage Yard for the purpose of this ordinance.

Ordinance Section 13.11. - Nonconforming automobile storage, ~~junk~~ storage yards, and salvage yards.

Nonconforming automobile storage, ~~junk~~ storage yards, and salvage yards shall provide an opaque buffer in accordance with Section 4.9.3 no later than ~~six months~~ 60 days after the date of notification by the administrator.

Ordinance Section 4.9.3 ~~Junkyards~~ Storage Yards, junked motor vehicles, salvage operations and similar uses.

~~Junkyards~~ Storage yards, salvage operations, and similar uses shall comply with the following requirements. ~~Junkyards~~ Storage yards, salvage operations, and automobile repair services existing at the date of adoption of this ordinance shall be brought into compliance with the requirements included herein within ~~six months~~ 60 days ~~of the effective date of this ordinance~~ after the date of notification by the administrator.

Standard	Junked Unregistered and nonfunctional Motor Vehicles (Existing and New Automobile Services)	New and Expanding Junkyards Storage Yards	Nonconforming Junkyards Storage Yards
Buffer shall be adjusted in height to meet the required height requirement and to ensure maximum screening where the road grade is significantly higher than the required buffer and during all seasons of the year.	X	X	X
Junked Unregistered and nonfunctional motor vehicles shall not be stacked higher than the screening.	X	X	X
Vehicles shall be stored in such a manner that all fire apparatuses and equipment can ingress and egress all areas of the site at all times and be in accordance with all state and federal regulations.	X	X	X
Maximum of two three junked unregistered and nonfunctional vehicles outside of automobile salvage yard opaque screening or enclosed building, unless otherwise specified.	X	X	X
Junked Unregistered and nonfunctional motor vehicles and parts storage areas shall be screened from view from adjacent property and right(s)-of-way by an opaque fence at least six feet in height. Chain link fencing with slats or other supplemental screening material shall not be used to meet the requirements of this section.	X	X	X
New automobile services that have junked unregistered and nonfunctional motor vehicles and motor vehicles parts storage areas shall be screened from view from adjacent property and right(s)-of-way.	X	X	X
Junked Unregistered and nonfunctional motor vehicles or parts shall not be stored in the front yard or in the required front yard setback.	X	X	X
Setback from a school, residential structure, religious institution, or place of public assembly existing at application approval, excluding the residence of the owner (s) of such use.		1,000 feet	

Buffering plan shall be submitted in accordance with chapter 7 of this ordinance.		X	
All operations, equipment, junk, and/or inoperable unregistered and nonfunctional motor vehicles shall be kept within said buffer at all times unless in motion by transportation to and from the site.	X	X	X
Setback for equipment, junk, and/or inoperable unregistered and nonfunctional motor vehicles from any adjoining property lot line.	20 feet	50 feet	20 feet
Fences shall be designed to reasonably secure the area from unauthorized entry.	X	X	X
Setback from rights-of-way of any public or private road existing at application approval (property line shall be used if no right-of-way).		100 feet	10 feet
The operational area existing at the effective date of the ordinance shall not be expanded, except in conformance with the provisions of this ordinance.		X	X
Motor vehicles, parts, or other junked materials storage prohibited in setback.	X	X	X

There was discussion amongst the Board regarding not placing an undue burden on currently business owners.

Board Action: The Town Board unanimously voted to approve Ordinance amendment to Sections 13.11 and 4.9.3 as presented, however requiring compliance of the Ordinance no later than 4 months from notification by the Administrator.

Motion: Commissioner Kazakavage

Vote: 4-0; unanimous

Manager's Report

- Department Reports (Informational Items included in Agenda packets)

Town Manager Gerry Vincent updated the Board on various items. Those items are the following:

1. Last week, staff emailed letters to individual businesses to indicate that the Town of Angier will no longer be providing dumpster services to their properties. Last year, prior to activating the solid waste services contract with Carolina Trash, businesses were to contact their services individually. The remaining businesses has been reduced to five and have two months to secure these services, which is sufficient time.
2. A Phase 1 & 2 Environmental reports were conducted, as required by USDA, based on the removal of two underground tanks back in 1997. The Phase 2 report indicated two chemicals that exceeded state standards. The Department of Environmental Quality (DEQ) issued a conditional notice of "no further action". The conditional requirements are to record a notice to the title of the property (Town Hall), and send letters to the adjacent property owners (3). These requirements are being met.
3. Town Hall Update – At the end of April, the Police Department relocated across the street to 58 N. Broad Street E. Next steps will be removal of any hazardous material before the building is demolished in July. In addition, all bids are in for town hall, now being reviewed by Rodgers Builders, and then will submit a Guaranteed Max Price to the town for review.

Mayor & Town Board Reports

Former Commissioner Mike Hill requested to make a comment. He spoke of his concern regarding the public knowing ahead of time issues being brought during Closed Session. He voiced that decisions need to be made in the Board room and not at people's homes.

Board Action: The Town Board unanimously voted to go into Closed Session pursuant to GS 143-318.11 (a)(3); (a)(5); and (a)(6) to consult with the Town Attorney; property acquisition; and personnel matters at approximately 8:07pm.

Motion: Commissioner Price

Vote: 4-0; unanimous

Board Action: The Town Board unanimously voted to reconvene in open session at approximately 10:35pm.

Motion: Mayor Pro-tem Hawley

Vote: 4-0; unanimous

Board Action: The Town Board unanimously voted to table the new Town Hall design & construction until a later date and pursue an option to purchase another office building; cleaning and renovations will be made to the existing Town Hall that will house the Finance and Police Departments; the Planning Department will move to 58 N. Broad St. E contingent upon termination of lease. The real estate tax will be reduced to \$0.49 based on Harnett County's re-appraisal.

Motion: Mayor Pro-tem Hawley

Vote: 4-0; unanimous

Adjournment: There being no further business, the Town Board voted unanimously to adjourn the meeting at 10:35pm.

Motion: Mayor Pro-tem Hawley

Vote: Unanimous, 4-0

Robert K. Smith, Mayor

Attest:

Veronica Hardaway, Town Clerk

PUBLIC HEARINGS



Board of Commissioners Agenda Report

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

MEETING DATE: June 7, 2022
PREPARED BY: Sean Johnson
ISSUE Voluntary Annexation Petition
CONSIDERED:
DEPARTMENT: Planning & Inspections

SUMMARY OF ISSUE:

Staff has received a voluntary annexation petition from Vann Stephenson for approximately 74.716 acres located at 1251 N. Raleigh Street, Angier, NC (Harnett PIN: 0674-46-8078.000).

The Town Clerk has investigated the sufficiency of the annexation petition, and the Board set the date for the Public Hearing as June 7, 2022.

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

FINANCIAL IMPACT: N/A

RECOMMENDATION: N/A

REQUESTED MOTION: I move to approve the annexation petition submitted by Dwight & Eloise Stephenson.

REVIEWED BY TOWN MANAGER:

Attachments:

Voluntary Annexation Petition
Property Survey



Town of Angier

Robert K. Smith
Mayor

Gerry Vincent
Town Manager

Ordinance No.: A006-2022
Date Adopted: June 7, 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 Vann Stephenson, on March 31, 2022, to annex the area described in said petition and inclusive to Harnett County (Harnett County PIN#: 0674-46-8078.000) 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, June, 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 June 7, 2022;

Being more particularly described as follows:

LEGAL DESCRIPTION

Being 74.716 acres located at 1251 North Raleigh Street, Angier, NC; Harnett County, North Carolina; Deed Book 551 page 264 and Deed Book 652 page 677:

BEGINNING at an existing iron stake on the western right of way of N.C. Highway # 55, having NC Grid Coordinates of N -646,340.025 E - 2,076,466.896; and being the POINT OF BEGINNING: THENCE South 89 degrees 49 minutes 50 seconds East for a distance of 51.88 feet to a point in the centerline of NC # 55; THENCE South 16 degrees 50 minutes 22 seconds East for a distance of 89.39 feet to a point in the centerline of NC # 55; THENCE South 16 degrees 35 minutes 04 seconds East for a distance of 249.56 feet to a point in the centerline of NC # 55; THENCE South 89 degrees 50 minutes 00 seconds West for a distance of 213.19 feet to an existing iron stake; THENCE South 76 degrees 59 minutes 08 seconds West for a distance of 125.58 feet to an existing iron stake; THENCE South 00 degrees 23 minutes 49 seconds West for a distance of 240.13 feet to an existing iron stake; THENCE North 89 degrees 36 minutes 11 seconds West for a distance of 385.37 feet to an existing iron pipe; THENCE North 00 degrees 23 minutes 49 seconds East for a distance of 198.00 feet to an existing iron stake; THENCE North 89 degrees 37 minutes 33 seconds West for a distance of 979.37 feet to an existing axle;

THENCE South 00 degrees 49 minutes 41 seconds West for a distance of 675.72 feet to a nail set at the base of a "T" post; THENCE North 87 degrees 28 minutes 26 seconds West for a distance of 485.85 feet to an existing iron pipe in the creek; THENCE North 52 degrees 35 minutes 56 seconds West for a distance of 278.32 feet to an existing iron pipe; THENCE North 83 degrees 48 minutes 46 seconds West for a distance of 159.03 feet to an existing iron pipe; THENCE South 61 degrees 45 minutes 10 seconds West for a distance of 323.23 feet to an existing iron pipe; THENCE North 89 degrees 57 minutes 53 seconds West for a distance of 292.74 feet to an existing iron pipe; THENCE South 62 degrees 34 minutes 14 seconds West for a distance of 138.25 feet to an existing iron pipe; THENCE North 75 degrees 27 minutes 14 seconds West for a distance of 88.68 feet to an iron stake set; THENCE South 77 degrees 14 minutes 39 seconds West for a distance of 144.19 feet to an existing iron pipe; THENCE North 59 degrees 49 minutes 22 seconds West for a distance of 16.89 feet to a point in the centerline of White Oak Creek; THENCE North 05 degrees 38 minutes 53 seconds East for a distance of 202.69 feet to a point in said creek; THENCE North 35 degrees 41 minutes 57 seconds West for a distance of 50.35 feet to a point in said creek; THENCE North 53 degrees 55 minutes 38 seconds East for a distance of 44.48 feet to a point in said creek; THENCE North 23 degrees 43 minutes 34 seconds East for a distance of 14.08 feet to a point in said creek; THENCE North 23 degrees 43 minutes 34 seconds East for a distance of 16.21 feet to a point in said creek; THENCE North 59 degrees 36 minutes 55 seconds East for a distance of 17.90 feet to a point in said creek; THENCE North 16 degrees 59 minutes 33 seconds East for a distance of 41.64 feet to a point in said creek; THENCE North 30 degrees 08 minutes 12 seconds West for a distance of 18.52 feet to a point in said creek; THENCE North 06 degrees 18 minutes 28 seconds East for a distance of 69.29 feet to a point in said creek; THENCE North 55 degrees 30 minutes 13 seconds West for a distance of 22.78 feet to a point in said creek; THENCE North 22 degrees 21 minutes 50 seconds East for a distance of 28.26 feet to a point in said creek; THENCE North 69 degrees 14 minutes 52 seconds West for a distance of 10.11 feet to a point in said creek; THENCE North 08 degrees 15 minutes 06 seconds East for a distance of 8.60 feet to a point in said creek; THENCE North 08 degrees 15 minutes 06 seconds East for a distance of 36.23 feet to a point in said creek; THENCE North 84 degrees 24 minutes 31 seconds West for a distance of 20.03 feet to a point in said creek; THENCE South 40 degrees 20 minutes 06 seconds West for a distance of 16.99 feet to a point in said creek; THENCE North 00 degrees 37 minutes 04 seconds East for a distance of 30.70 feet to a point in said creek; THENCE North 67 degrees 56 minutes 05 seconds West for a distance of 64.34 feet to a point in said creek; THENCE North 09 degrees 26 minutes 12 seconds West for a distance of 85.80 feet to a point in said creek; THENCE North 32 degrees 36 minutes 13 seconds West for a distance of 65.89 feet to a point in said creek; THENCE North 58 degrees 35 minutes 38 seconds East for a distance of 9.13 feet to a point in said creek; THENCE North 05 degrees 12 minutes 20 seconds West for a distance of 26.72 feet to a point in said creek; THENCE North 63 degrees 26 minutes 52 seconds West for a distance of 19.90 feet to a point in said creek; THENCE North 16 degrees 50 minutes 53 seconds East for a distance of 50.85 feet to a point in said creek; THENCE South 77 degrees 39 minutes 57 seconds West for a distance of 34.89 feet to a point in said creek; THENCE North 31 degrees 47 minutes 36 seconds West for a distance of 47.65 feet to a point in said creek; THENCE North 55 degrees 21 minutes 52 seconds East for a distance of 43.03 feet to a point in said creek; THENCE North 27 degrees 00 minutes 54 seconds West for a distance of 20.22 feet to a point in said creek; THENCE North 35 degrees 57 minutes 05 seconds East for a distance of 39.41 feet to a point in said creek; THENCE South 60 degrees 53 minutes 23 seconds East for a distance of 26.23 feet to a point in said creek; THENCE North 35 degrees 36 minutes 44 seconds East for a distance of 20.80 feet to a point in said creek; THENCE North 70 degrees 25 minutes 13 seconds East for a distance of 22.43 feet to a point in said creek; THENCE North 08 degrees 48 minutes 30 seconds East for a distance of 23.23 feet to a point in said creek; THENCE North 33 degrees 11 minutes 55 seconds West for a distance of 44.35 feet to a point in said creek; THENCE North 55 degrees 06 minutes 15 seconds East for a distance of 44.32 feet to a point in said creek; THENCE North 70 degrees 44 minutes 15 seconds East for a distance of 35.77 feet to a point in said creek; THENCE North 70 degrees 36 minutes 15 seconds East for a distance of 17.14 feet to a point in said creek; THENCE North 37 degrees 43 minutes 46 seconds East for a distance of 32.16 feet to a point in said creek; THENCE North 06 degrees 19 minutes 38 seconds East for a distance of 35.93 feet to a point in said creek; THENCE North 15 degrees 46 minutes 28 seconds West for a distance of 39.28 feet to an existing iron stake in creek; THENCE South 88 degrees 10 minutes 52 seconds East for a distance of 536.68 feet to an existing axle; THENCE North 00 degrees 52 minutes 41 seconds East for a distance of 191.81 feet to an existing iron stake; THENCE North 00 degrees 53

minutes 10 seconds East for a distance of 191.97 feet to an existing iron stake; THENCE North 00 degrees 53 minutes 43 seconds East for a distance of 150.80 feet to an existing iron pipe; THENCE South 89 degrees 48 minutes 41 seconds East for a distance of 1283.59 feet to an iron stake set; THENCE South 02 degrees 47 minutes 35 seconds West for a distance of 547.80 feet to an existing iron stake; THENCE South 89 degrees 48 minutes 38 seconds East for a distance of 894.34 feet to an existing iron pipe; THENCE South 89 degrees 49 minutes 50 seconds East for a distance of 630.31 feet to an existing iron stake, the POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record. Said property contains 74.716 acres more or less.

Section 2. Upon and after June 7, 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 Harnett 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 Harnett 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 7th day of June, 2022, during their regularly scheduled monthly meeting.

ATTEST:

Robert K. Smith, Mayor

Veronica Hardaway, Town Clerk

APPROVED AS TO
FORM:

Dan Hartzog Jr., Town Attorney



Board of Commissioners Agenda Report

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

MEETING DATE: June 7, 2022
PREPARED BY: Sean Johnson
ISSUE Voluntary Annexation Petition
CONSIDERED:
DEPARTMENT: Planning & Inspections

SUMMARY OF ISSUE:

Staff has received a voluntary annexation petition from Sandra V. Stephenson and Peggy V. Hardison for approximately 17.675 acres located on NC 55 W., Angier, NC (Harnett PINs: 0673-94-3543.000 & 0673-93-4853.000).

The Town Clerk has investigated the sufficiency of the annexation petition, and the Board set the date of the Public Hearing for the June 7, 2022 Board meeting.

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

FINANCIAL IMPACT: N/A

RECOMMENDATION: N/A

REQUESTED MOTION: I move to approve the annexation petition submitted by Sandra V. Stephenson and Peggy V. Hardison.

REVIEWED BY TOWN MANAGER:

Attachments:

Voluntary Annexation Petition
Property Survey



Town of Angier

Robert K. Smith
Mayor

Gerry Vincent
Town Manager

Ordinance No.: A007-2022
Date Adopted: June 7, 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 owners Sandra V. Stephenson & Peggy V. Hardison, on March 31, 2022, to annex the area described in said petition and inclusive to Harnett County (Harnett County PIN#: 0674-46-8078.000) 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, June, 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 June 7, 2022;

Being more particularly described as follows:

LEGAL DESCRIPTION

Beginning at an existing rebar, said beginning point located in the southern line of Lot 9, Cambridge Subdivision (Book of Maps 2001 pg. 393) and said beginning point having N.C. Grid coordinates (NAD'83- 2011) of North= 634,286.44 and East= 2,078,769.99; then, along the southern line of Cambridge Subdivision, South 74°24'42" East 395.21 feet to an existing rebar, then, along the eastern line of Cambridge Subdivision, North 01°57'53" East 14.00 feet to an existing iron pipe, and North 01°55'33" East 1,038.14 feet to an existing iron pipe in the centerline of the abandoned Durham-Southern Railroad right of way, then, along the centerline of the abandoned railroad right of way, South 40°57'43" East 494.96 feet to an existing iron pipe, then, leaving the centerline of the abandoned railroad right of way, South 02°17'30" West 774.24 feet to an existing rebar, then South 73°57'00" East 119.76 feet to an existing rebar, then South 06°12'56" West 782.75 feet to a point in the centerline of N.C. Highway 55, then, following the centerline of the right of way of N.C. Highway 55, North 48°12'12" West 54.04 feet to a point, North 48°02'30" West 98.58 feet to a point, North 48°06'46" West 98.96 feet to a point, North 48°12'05" West 97.25 feet to a point, North 48°18'12" West 179.41 feet to a point, North 48°16'25" West 191.37 feet to a point, North 48°04'08" West 189.42 feet to a point, North 48°09'26" West 102.08 feet to a

point, then, leaving the center- line of the right of way of N.C. Highway 55, North 02°17'58" East 339.38 feet to an existing rebar, the point and place of beginning, being inclusive of the Vaughan tracts located on N.C. Highway 55, and containing 17.675 Acres more or less.

Section 2. Upon and after June 7, 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 Harnett 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 Harnett 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 7th day of June, 2022, during their regularly scheduled monthly meeting.

ATTEST:

Robert K. Smith, Mayor

Veronica Hardaway, Town Clerk

APPROVED AS TO
FORM:

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



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):
0673-94-3543, 0673-93-4853

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 #: 0673-94-3543, 0673-93-4853

1. Sandra V. Stephenson 13325 Old Stage Rd.
(Owner - Print Name) (Mailing Address) Willow Spring, NC 27592
Sandra V. Stephenson
(Owner's Signature)

2. Peggy V. Hardison 55 Foxfield Ct
(Owner - Print Name) (Mailing Address) Angier, NC 27501
Peggy V. Hardison
(Owner's Signature)

3. _____
(Owner - Print Name) (Mailing Address)

(Owner's Signature)

State of North Carolina, County of Wake
I, James S. Adcock III, a Notary Public for said County and State, do hereby certify that Sandra V. Stephenson & Peggy V. Hardison personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

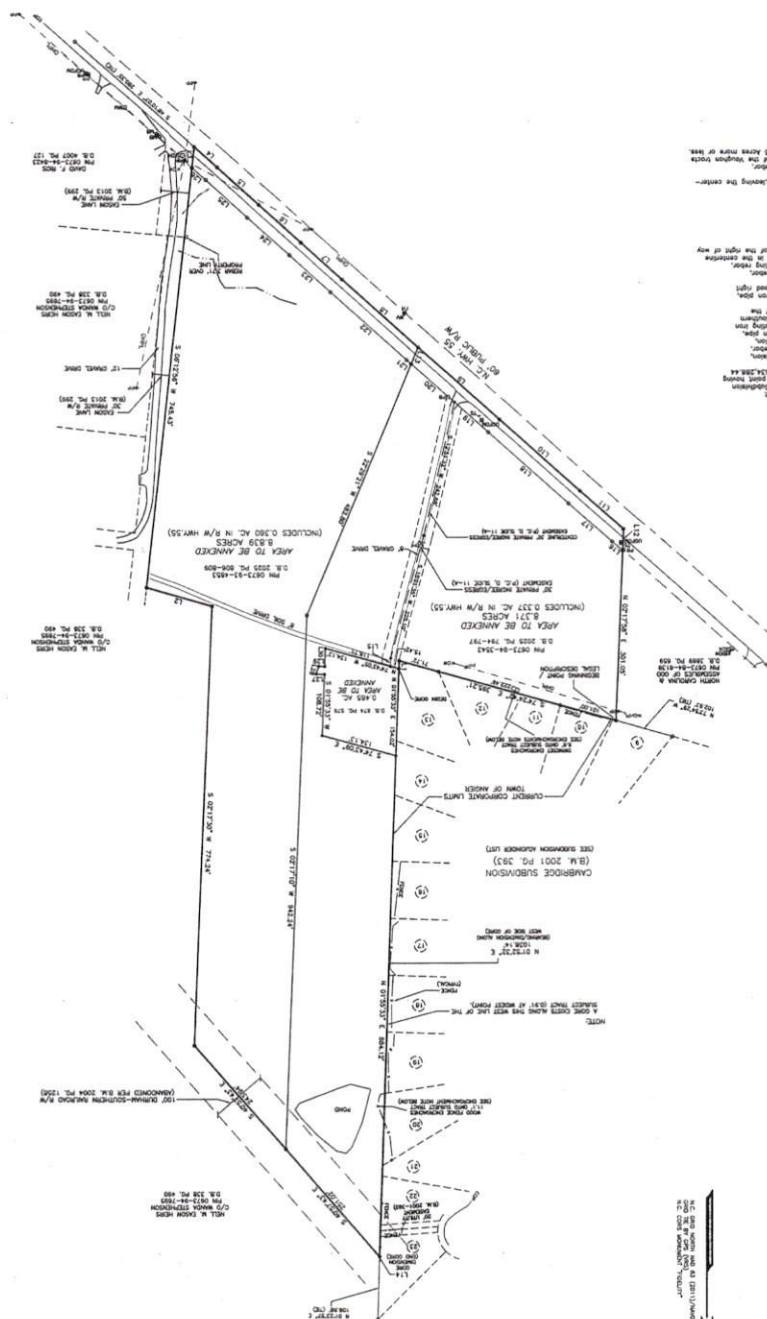
Witness my hand and official seal, this the 1st day of February, 2022 My
commission expires September 12, 2022.

Notary Public

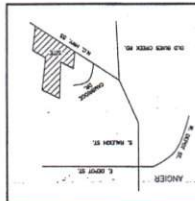
(SEAL)



20-24	M	175.1 ± 1.2	75.2 ± 2.1	24.5 ± 0.5	94.5 ± 1.5	0.85 ± 0.02	120.5 ± 2.5	120.5 ± 2.5	120.5 ± 2.5
25-29	M	178.5 ± 1.5	82.5 ± 2.5	26.1 ± 0.6	96.5 ± 1.5	0.86 ± 0.02	125.5 ± 2.5	125.5 ± 2.5	125.5 ± 2.5
30-34	M	180.5 ± 1.5	88.5 ± 2.5	27.2 ± 0.6	98.5 ± 1.5	0.87 ± 0.02	130.5 ± 2.5	130.5 ± 2.5	130.5 ± 2.5
35-39	M	182.5 ± 1.5	95.5 ± 2.5	28.8 ± 0.6	100.5 ± 1.5	0.88 ± 0.02	135.5 ± 2.5	135.5 ± 2.5	135.5 ± 2.5
40-44	M	184.5 ± 1.5	102.5 ± 2.5	30.4 ± 0.6	102.5 ± 1.5	0.89 ± 0.02	140.5 ± 2.5	140.5 ± 2.5	140.5 ± 2.5
45-49	M	186.5 ± 1.5	109.5 ± 2.5	32.0 ± 0.6	104.5 ± 1.5	0.90 ± 0.02	145.5 ± 2.5	145.5 ± 2.5	145.5 ± 2.5
50-54	M	188.5 ± 1.5	116.5 ± 2.5	33.6 ± 0.6	106.5 ± 1.5	0.91 ± 0.02	150.5 ± 2.5	150.5 ± 2.5	150.5 ± 2.5
55-59	M	190.5 ± 1.5	123.5 ± 2.5	35.2 ± 0.6	108.5 ± 1.5	0.92 ± 0.02	155.5 ± 2.5	155.5 ± 2.5	155.5 ± 2.5
60-64	M	192.5 ± 1.5	130.5 ± 2.5	36.8 ± 0.6	110.5 ± 1.5	0.93 ± 0.02	160.5 ± 2.5	160.5 ± 2.5	160.5 ± 2.5
65-69	M	194.5 ± 1.5	137.5 ± 2.5	38.4 ± 0.6	112.5 ± 1.5	0.94 ± 0.02	165.5 ± 2.5	165.5 ± 2.5	165.5 ± 2.5
70-74	M	196.5 ± 1.5	144.5 ± 2.5	40.0 ± 0.6	114.5 ± 1.5	0.95 ± 0.02	170.5 ± 2.5	170.5 ± 2.5	170.5 ± 2.5
75-79	M	198.5 ± 1.5	151.5 ± 2.5	41.6 ± 0.6	116.5 ± 1.5	0.96 ± 0.02	175.5 ± 2.5	175.5 ± 2.5	175.5 ± 2.5
80-84	M	200.5 ± 1.5	158.5 ± 2.5	43.2 ± 0.6	118.5 ± 1.5	0.97 ± 0.02	180.5 ± 2.5	180.5 ± 2.5	180.5 ± 2.5
85-89	M	202.5 ± 1.5	165.5 ± 2.5	44.8 ± 0.6	120.5 ± 1.5	0.98 ± 0.02	185.5 ± 2.5	185.5 ± 2.5	185.5 ± 2.5
90-94	M	204.5 ± 1.5	172.5 ± 2.5	46.4 ± 0.6	122.5 ± 1.5	0.99 ± 0.02	190.5 ± 2.5	190.5 ± 2.5	190.5 ± 2.5
95-99	M	206.5 ± 1.5	179.5 ± 2.5	48.0 ± 0.6	124.5 ± 1.5	1.00 ± 0.02	195.5 ± 2.5	195.5 ± 2.5	195.5 ± 2.5
100+	M	208.5 ± 1.5	186.5 ± 2.5	49.6 ± 0.6	126.5 ± 1.5	1.01 ± 0.02	200.5 ± 2.5	200.5 ± 2.5	200.5 ± 2.5
20-24	F	165.5 ± 1.2	65.2 ± 2.1	24.5 ± 0.5	84.5 ± 1.5	0.85 ± 0.02	100.5 ± 2.5	100.5 ± 2.5	100.5 ± 2.5
25-29	F	168.5 ± 1.5	72.5 ± 2.5	26.1 ± 0.6	86.5 ± 1.5	0.86 ± 0.02	105.5 ± 2.5	105.5 ± 2.5	105.5 ± 2.5
30-34	F	170.5 ± 1.5	78.5 ± 2.5	27.2 ± 0.6	88.5 ± 1.5	0.87 ± 0.02	110.5 ± 2.5	110.5 ± 2.5	110.5 ± 2.5
35-39	F	172.5 ± 1.5	85.5 ± 2.5	28.8 ± 0.6	90.5 ± 1.5	0.88 ± 0.02	115.5 ± 2.5	115.5 ± 2.5	115.5 ± 2.5
40-44	F	174.5 ± 1.5	92.5 ± 2.5	30.4 ± 0.6	92.5 ± 1.5	0.89 ± 0.02	120.5 ± 2.5	120.5 ± 2.5	120.5 ± 2.5
45-49	F	176.5 ± 1.5	99.5 ± 2.5	32.0 ± 0.6	94.5 ± 1.5	0.90 ± 0.02	125.5 ± 2.5	125.5 ± 2.5	125.5 ± 2.5
50-54	F	178.5 ± 1.5	106.5 ± 2.5	33.6 ± 0.6	96.5 ± 1.5	0.91 ± 0.02	130.5 ± 2.5	130.5 ± 2.5	130.5 ± 2.5
55-59	F	180.5 ± 1.5	113.5 ± 2.5	35.2 ± 0.6	98.5 ± 1.5	0.92 ± 0.02	135.5 ± 2.5	135.5 ± 2.5	135.5 ± 2.5
60-64	F	182.5 ± 1.5	120.5 ± 2.5	36.8 ± 0.6	100.5 ± 1.5	0.93 ± 0.02	140.5 ± 2.5	140.5 ± 2.5	140.5 ± 2.5
65-69	F	184.5 ± 1.5	127.5 ± 2.5	38.4 ± 0.6	102.5 ± 1.5	0.94 ± 0.02	145.5 ± 2.5	145.5 ± 2.5	145.5 ± 2.5
70-74	F	186.5 ± 1.5	134.5 ± 2.5	40.0 ± 0.6	104.5 ± 1.5	0.95 ± 0.02	150.5 ± 2.5	150.5 ± 2.5	150.5 ± 2.5
75-79	F	188.5 ± 1.5	141.5 ± 2.5	41.6 ± 0.6	106.5 ± 1.5	0.96 ± 0.02	155.5 ± 2.5	155.5 ± 2.5	155.5 ± 2.5
80-84	F	190.5 ± 1.5	148.5 ± 2.5	43.2 ± 0.6	108.5 ± 1.5	0.97 ± 0.02	160.5 ± 2.5	160.5 ± 2.5	160.5 ± 2.5
85-89	F	192.5 ± 1.5	155.5 ± 2.5	44.8 ± 0.6	110.5 ± 1.5	0.98 ± 0.02	165.5 ± 2.5	165.5 ± 2.5	165.5 ± 2.5
90-94	F	194.5 ± 1.5	162.5 ± 2.5	46.4 ± 0.6	112.5 ± 1.5	0.99 ± 0.02	170.5 ± 2.5	170.5 ± 2.5	170.5 ± 2.5
95-99	F	196.5 ± 1.5	169.5 ± 2.5	48.0 ± 0.6	114.5 ± 1.5	1.00 ± 0.02	175.5 ± 2.5	175.5 ± 2.5	175.5 ± 2.5
100+	F	198.5 ± 1.5	176.5 ± 2.5	49.6 ± 0.6	116.5 ± 1.5	1.01 ± 0.02	180.5 ± 2.5	180.5 ± 2.5	180.5 ± 2.5

[illegible]

PROFESSIONAL LAND SURVEYOR
LICENSE NO. 1-11111
2022 A.D.





Board of Commissioners Agenda Report

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

MEETING DATE: June 7, 2022
PREPARED BY: Sean Johnson
ISSUE Rezoning Request
CONSIDERED:
DEPARTMENT: Planning & Inspections

SUMMARY OF ISSUE:

Staff has received a rezoning request from Stuart Matthews and Morris Coats for approximately 2.17 acres located at 8616 S NC 55 HWY, Angier, NC (Wake PIN: 0674587359).

The current zoning is RA-30 and the requested zoning is General Commercial

The Planning Board recommended approval of the rezoning request at their May 10th meeting.

Attached is the rezoning application and staff report for your review.

FINANCIAL IMPACT: N/A

RECOMMENDATION: Staff recommends approval of the requested rezoning.

REQUESTED MOTION: I move to approve the rezoning request submitted by Stuart Matthews and Morris Coats.

REVIEWED BY TOWN MANAGER:

Attachments:

Rezoning Application
Staff Report



REZONING STAFF REPORT

File #: 2022-000396
Staff Contact: Sean Johnson
sjohnson@angier.org (919) 331-6702

Planning Board: May 10, 2022

Public Hearing: June 7, 2022

Requested Rezoning: RA-30 to General Commercial

Applicant Information

Owner of Record:

Name: Stuart Matthews & Morris Coats

Address: P.O. Box 1360

City/State: Angier, NC

Applicant:

Name: Same as Owners

Address:

City/State:

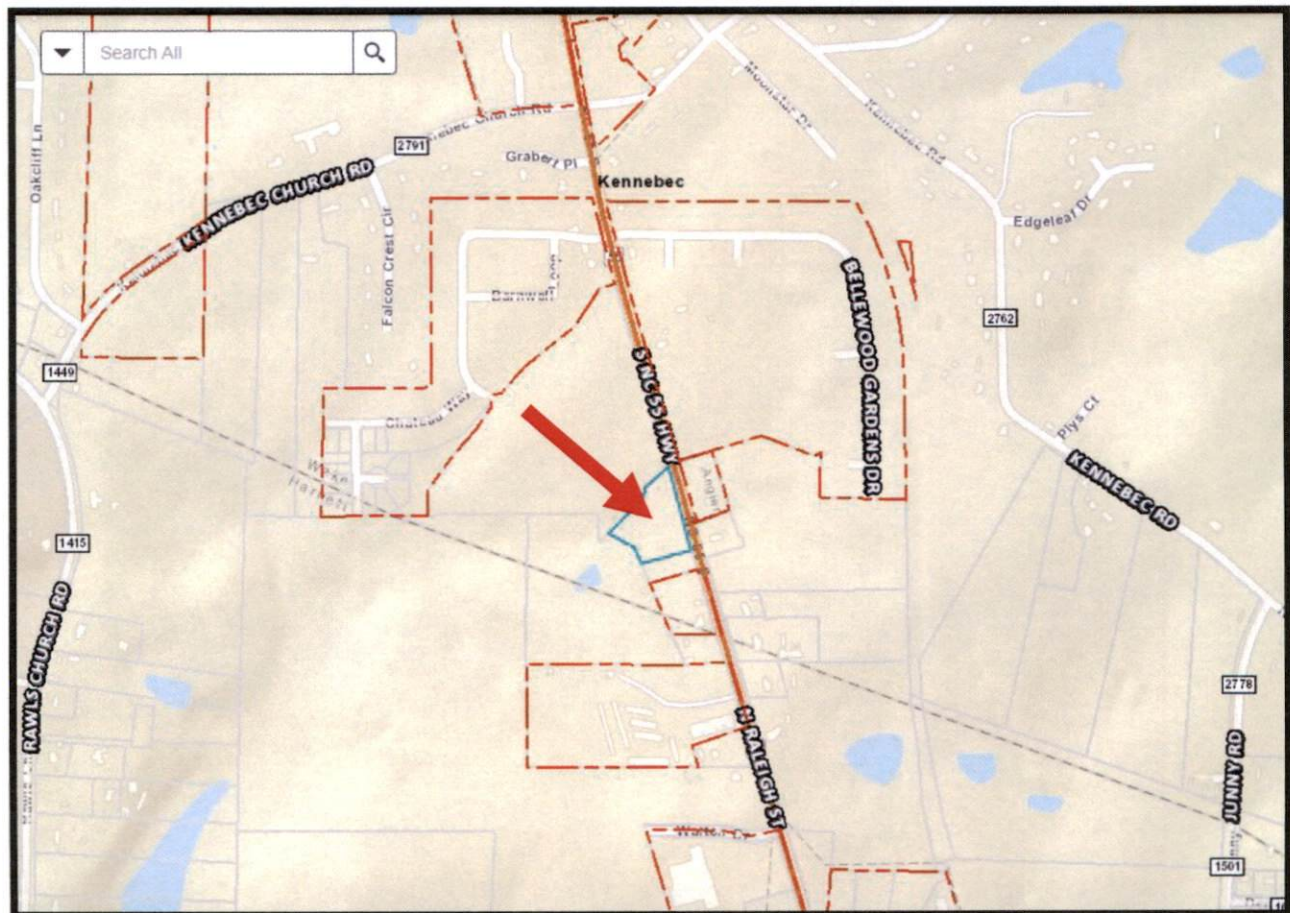
Property Description

PIN(s): (Wake) 0674587359

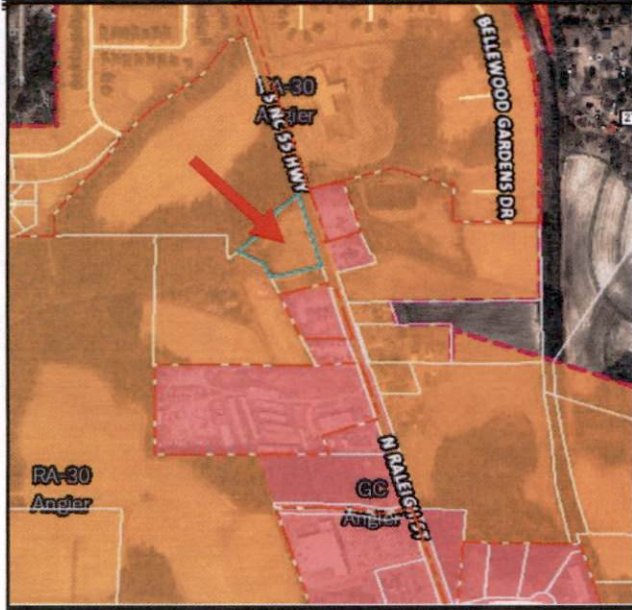
Acreage: 2.17 Acres

Address: 8616 S NC 55 HWY

Vicinity Map



Zoning Compatibility



	CURRENT	PROPOSED
	RA-30	GC
Min. Lot Size	30,000sqft	6,000sqft
Parks & Recreation Facilities	P	P
Single Family	P	
Multi-Family	P*	
Schools	P	P
Retail		P
Restaurant		P
Services		P
Churches	S	
Governmental Use	P	P
Special Use	P	P
Agriculture		

Physical Characteristics



Aerial Photograph (2021)

Site Description: The property is currently vacant.

Surrounding Land Uses: Surrounding Land Uses include retail, restaurant, professional services and the Charter School.

Services Available

Water:

- ☒ Public
☐ Private (Well)

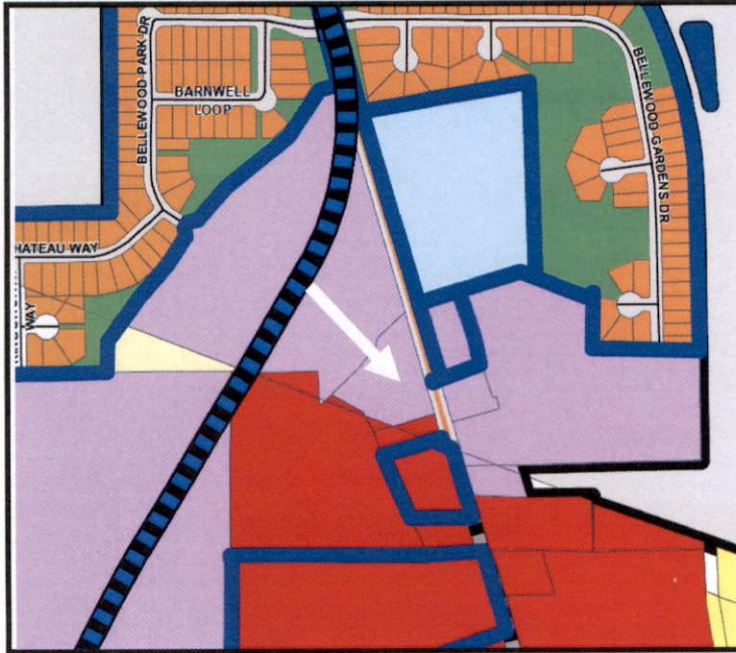
Sewer:

- ☒ Public
☐ Private (Septic Tank)

Transportation:

Accessed by NC 55

Land Use Classification Compatibility



Future Land Use Map (2021)

	REQUESTED ZONING	LAND USE
	GC	CMU
Parks & Rec Facilities	P	✓
Single Family		
Multi-Family		✓
Churches		
Schools	P	
Professional Offices	P	✓
Retail Uses	P	✓
Restaurants	P	✓
Governmental Uses	P	
Distribution	S	✓
Manufacturing Uses	S	✓

The Proposed Rezoning **Is In Line** With The Commercial Mixed Use Designation Shown On The Future Land Use Plan.

Evaluation

- ☒ Yes ☐ No The IMPACT to the adjacent property owners and the surrounding community is reasonable, and the benefits of the rezoning outweigh any potential inconvenience or harm to the community.
REASONING: The requested zoning would allow for commercial uses that will be compatible with surrounding uses.
- ☒ Yes ☐ No The requested zoning district is COMPATIBLE with the existing Land Use Classification.
REASONING: The requested zoning is in line with the CMU designation shown on the Land Use Plan.
- ☒ Yes ☐ No The proposal does ENHANCE or maintain the public health, safety and general welfare.
REASONING: The rezoning would allow for uses that will be compatible with surrounding uses.
- ☐ Yes ☒ No The request is for a SMALL SCALE REZONING and should be evaluated for reasonableness
REASONING: The proposed rezoning would match the nearby GC zoning.

Staff Recommendation

The rezoning in question would allow for commercial uses in line with the Commercial Mixed Use designation shown on the Future Land Use Map.

The property in question is located on NC 55, Angier's main business corridor, and is adjacent to several existing commercial properties.

It is recommended that this rezoning request be **APPROVED**.

Planning Board Recommendation

At their May 10, 2022 meeting, the Planning Board recommended **APPROVAL** of the requested rezoning.



APPLICATION FOR ZONING CHANGE

Planning Department

55 N. Broad Street W.

P.O. Box 278

Angier, NC 27501

Phone: (919)-639-2071 Fax: (919) 639-6130

For Planning Department Use Only

Case Number: _____

Date Received: 4/14/22

Fee Paid: \$400

Planning Board Mtg. 5/10/22

Town Board Mtg. 6/7/22

Applicant Information:

Owner of Record:

Name: MORRIS COATS
Address: P.O. Box 156
City/State/Zip: ANGIER NC 27501
Phone: 919-809-6811
E-mail: MORRISCOATS@gmail.com
Fax: _____

Applicant:

Name: STUART MATTHEWS
Address: P.O. Box 1360
City/State/Zip: ANGIER, N.C. 27501
Phone: 919-639-4449
E-mail: stuartleencsu72@gmail.com
Fax: _____

Property Description:

PIN(S): 0674.02 58 7359 000 Acreage: 2.21 Acres
Tax Parcel ID: 0097957
Address: 8616 S. NC 55 Hwy. 27501-8917
Directions from Town Hall: _____

Deed Book: 02459 Page: 0081
Plat Book: _____ Page: _____

Zoning Request:

Existing zoning: RA-30 Requested zoning: General Commercial

Attachments:

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

Signatures:

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

<u>Muris Coats</u>	<u>4-14-22</u>	<u>Stuart Matthew</u>	<u>4-14-22</u>
Property Owner Signature	Date	Authorized Agent Signature	Date
		Property Owner	

Requirements for Consideration:

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

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

4-14-22
From - Morris Cobb & Stuart Matthews
Regarding zoning change for 8616 S. NC 55
Hwy 27501 - 8917

We had this land ~~land~~ changed to
General Business zoning in 1977.
When Arzien brought this property
into their ETJ in 2015 they
~~the zoning~~ ~~mistake~~ made a mistake &
rezoned the property to RA30.

We received a letter from the Town of
Arzien dated May 13th 2015 stating
the current zoning would ^{not} change unless
we formally requested a change.

Thank you,
Morris Cobb
Stuart Matthews



Town of Angier
P.O. Box 278
Angier, NC 27501
Phone: (919) 639-2071 Fax: (919) 639-6130

May 13, 2015

To Whom This May Concern:

RE: The Town of Angier ETJ Extension

This letter is to inform you, as a property owner, the Town of Angier's Extraterritorial Jurisdiction (ETJ) has been extended.

After a thorough, six-month review -- including several public drop-in sessions and public hearings -- the Town of Angier's and the Wake County's Board of Commissioners voted unanimously at their February 3, 2015, and May 4, 2015, meetings, respectively, to approve this extension. All changes in zoning, future developments, building permits, land use, etc., will now be handled by the Town of Angier's Planning Department.

Your current zoning district will not change, unless you formally request a change. Again, the Town's zoning district will mirror your existing district. If, however, you foresee your property being used for something other than residential purposes like, for example, a future commercial use, then we ask that you contact us as soon as possible so that we can properly assist you with that process.

We appreciate your cooperation. Please contact us with any comments, questions, or concerns that you may have.

Sincerely,

Coley B. Price
Town Manager

QUITCLAIM DEED

James Williams & Co., Inc., Yadkinville, N. C.

STATE OF NORTH CAROLINA

WAKE

COUNTY

Know All Men by These Presents, that we BOBBY L. GUY

and Jayne T. Guy, his wife, of Wake County,

State aforesaid, for divers good causes and considerations thereto moving, and more particularly for

-TEN AND NO/100-

Dollars,

received of Stuart L. Matthews and Morris W. Coats *Anger, N.C. 27501*, have remised, released and forever quitclaimed, and by these presents do, for ourselves and our heirs, executors and administrators, justly and absolutely remise, release and forever quitclaim unto the said STUART L. MATTHEWS and MORRIS W. COATS and to

his heirs and assigns forever, all such right, title and interest as we, the said Bobby L. Guy and his wife,

have or ought to have in or to all that piece, parcel, tract or lot of land lying in Middle Creek Township, Wake County, State of North Carolina, and described as follows:

BEGINNING at a point in the center of N. C. Highway #55, approximately 447 feet from the Harnett-Wake County line and running thence South 82 degrees 30 minutes West 286.66 feet along a line with Noel Bullock to an iron stake in the center of a ditch; thence with and along center of said ditch North 14 degrees 21 minutes 30 seconds West 85.19 feet to an iron stake; thence continuing with center of said ditch North 51 degrees 42 minutes 45 seconds West 146.10 feet to an iron stake, a corner with Noel Bullock and W. A. Dupree; thence with the center of said ditch and with the line of W. A. Dupree North 55 degrees 19 minutes East 135.18 feet to an iron stake; North 49 degrees 0 minutes 30 seconds East 116.38 feet to an iron stake; thence North 19 degrees 38 minutes 15 seconds East 38.05 feet to an iron stake; thence North 55 degrees 06 minutes 15 seconds East 149.62 feet to an iron stake, on the western edge of the right of way of said Highway #55; thence North 72 degrees 45 minutes East 30.44 feet to a point in the center of said N. C. Highway #55; thence with and along center of said highway South 7 degrees 30 minutes East 423.20 feet to the point of BEGINNING and containing 2.5 acres total and 2.21 net, according to a survey by Thomas L. Stancil, Registered Land Surveyor, dated November 19, 1976.

The above described parcel is wholly and totally located in Middle Creek Township, Wake County, N. C., however, the tract that the above is cut from is located partially in Harnett and partially in Wake County, and therefore reference is made to a deed recorded in Book 592, Page 250 of the Harnett County Registry and to deed recorded in Book 2164, Page 491 of the Wake County Registry.

Further reference is made to deed dated November 22, 1976, and recorded in Book 2453, Page 502 of the Wake County Registry.

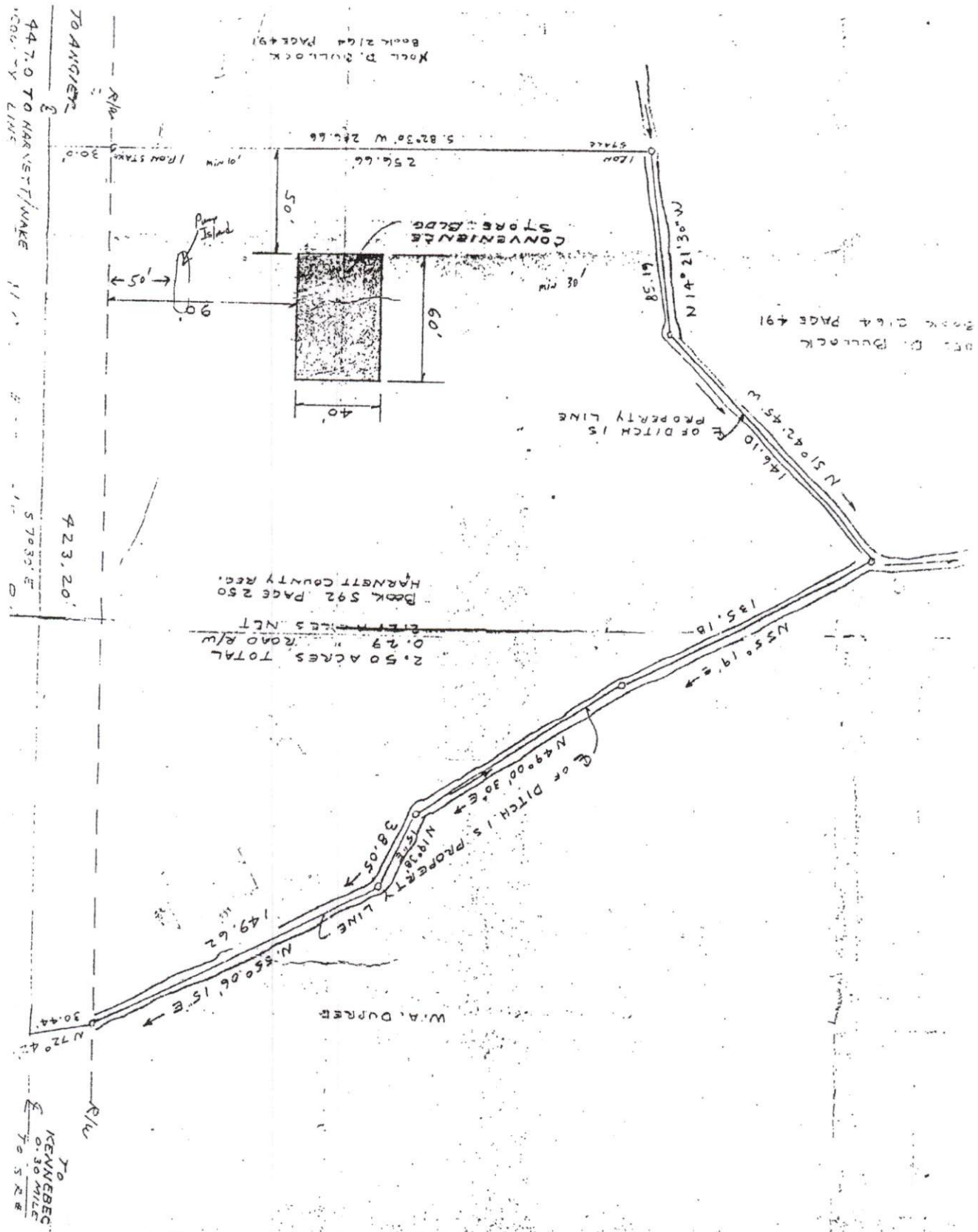
Tax ID #078600

To Have and to Hold the above-released premises unto him, said Stuart L. Matthews and Morris W. Coats

his heirs and assigns, to his and their only proper use and behoof forever; so that neither we, nor either of us, nor any other person in our name and behalf, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every of them shall, by these presents, be excluded and forever barred.

Wherever used Herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall apply to all genders as the context may indicate.

In Witness Whereof, We have hereunto set our hands and affixed our several seals, this 29th day



MORRIS W COATS
432 N WILLOW ST.
ANGIER, NC 27501-9558

66-456/531

2610

DATE 4-14-22

PAY TO Town of Angier \$ 200.00
THE ORDER OF Two hundred & 00/100
DOLLARS ☒ Security Features
Indicated
Details on Back.

FIRST BANK

localfirstbank.com
MEMO RE-zoning permit Hwy 55 2.2 ac. Morris Coats MP

⑆053104568⑆ 423010832⑆ 02610

SPECIALTY 6547

STUART L MATTHEWS
PO BOX 1360 PH. 919-639-4449
1961 HARNETT CENTRAL RD.
ANGIER, NC 27501

66-7033/2531

3077

DATE 4-14-22

PAY TO Town of Angier \$ 200.00
THE ORDER OF Two hundred & 00/100
DOLLARS ☒ Security Features
Indicated
Details on Back.

Relationship Advantage

First Federal
Angier, NC 27501 BANK (Hwy 55 Lot)

MEMO Re-zoning fee Stuart L. Matthews MP

⑆253170334⑆ 53 2167757⑆ 3077

SPECIALTY 133074



Board of Commissioners Agenda Report

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

MEETING DATE: June 7, 2022
PREPARED BY: Sean Johnson
ISSUE Rezoning Request
CONSIDERED:
DEPARTMENT: Planning & Inspections

SUMMARY OF ISSUE:

Staff has received a rezoning request Neal Eichhorn for approximately 0.48 acres located at 324 S. Raleigh Street, Angier, NC.

The current zoning is R-10 and the requested zoning is General Commercial

The Planning Board recommended approval of the rezoning request at their May 10th meeting.

Attached is the rezoning application and staff report for your review.

FINANCIAL IMPACT: N/A

RECOMMENDATION: Staff recommends approval of the requested rezoning.

REQUESTED MOTION: I move to approve the rezoning request submitted by Neal Eichhorn.

REVIEWED BY TOWN MANAGER:

Attachments:

Rezoning Application
Staff Report



REZONING STAFF REPORT

File #: 2022-000367
Staff Contact: Sean Johnson
sjohnson@angier.org
(919) 331-6702

Planning Board: May 10, 2022

Public Hearing: June 7, 2022

Requested Rezoning: R-10 to General Commercial

Applicant Information

Owner of Record:

Name: Guillermo Morales
Address: 91 Hickory Tree Ln
City/State: Angier, NC

Applicant:

Name: Neal Eichhorn
Address: 5 Whetstone Dr
City/State: Angier, NC

Property Description

PIN(s): 0673-67-9963.000

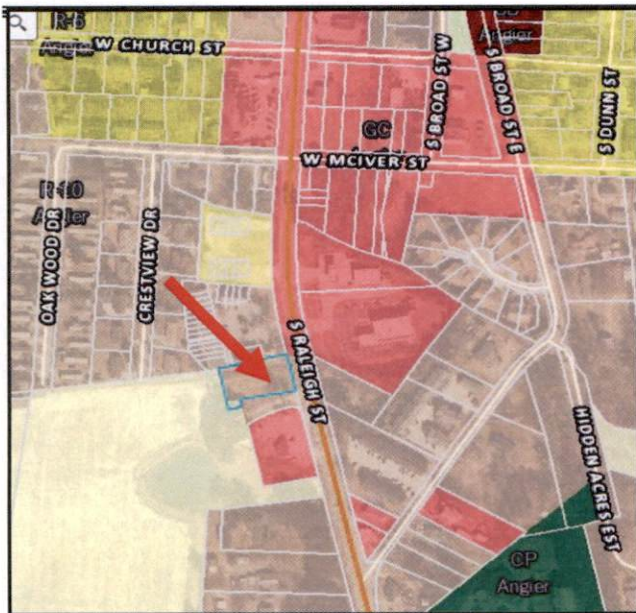
Acreage: 0.48 Acres

Address: 324 S. Raleigh Street

Vicinity Map



Zoning Compatibility



	CURRENT	PROPOSED
	R-10	GC
Min. Lot Size	10,000sqft	6,000sqft
Parks & Recreation Facilities	P	P
Single Family	P	
Multi-Family	P*	
Schools	P	P
Retail		P
Restaurant		P
Services		P
Churches	S	
Government Uses	P	P
Agriculture		

P=Permitted Use S=Special Use

Physical Characteristics



Aerial Photograph (2021)

Site Description: The property is currently vacant.

Surrounding Land Uses: Surrounding Land Uses include single family, multifamily, restaurant, retail, and medical uses.

Services Available

Water:

 Public

☐ Private (Well)

Sewer:

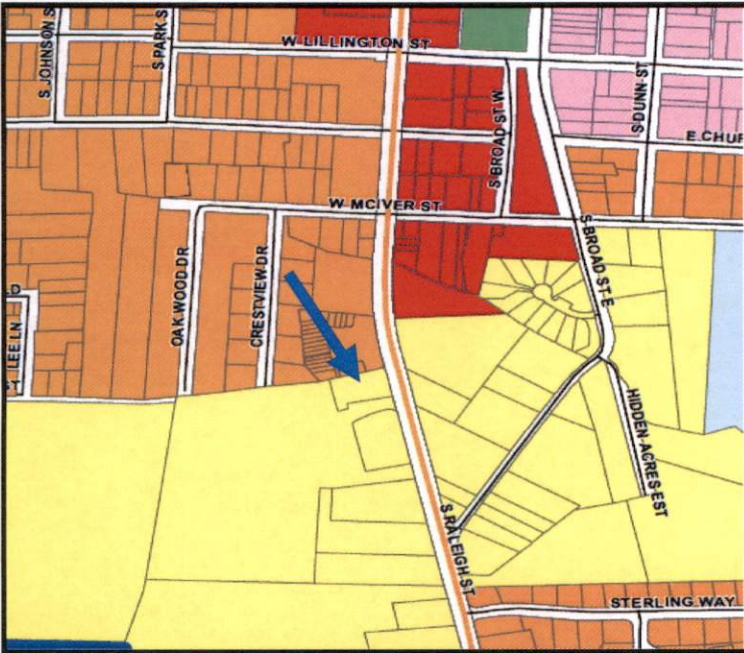
 Public

☐ Private (Septic Tank)

Transportation:

Accessed by S. Raleigh Street

Land Use Classification Compatibility



Future Land Use Map (2021)

	REQUESTED ZONING	LAND USE
	GC	MDR
Parks & Rec Facilities	P	P
Single Family		P
Multi-Family		P*
Churches		S
Schools	P	P
Professional Offices	P	
Retail Uses	P	
Restaurants	P	
Governmental Uses	P	
Distribution	S	
Manufacturing Uses	S	

The Proposed Rezoning Is Not In Line With The Medium Density Residential Designation Shown On The Future Land Use Plan.

Evaluation

- ☒ **Yes** ☐ **No** The IMPACT to the adjacent property owners and the surrounding community is reasonable, and the benefits of the rezoning outweigh any potential inconvenience or harm to the community.
REASONING: The requested zoning would allow for commercial uses that will be compatible with surrounding uses.
- ☐ **Yes** ☒ **No** The requested zoning district is COMPATIBLE with the existing Land Use Classification.
REASONING: The requested zoning is different than the MDR designation shown on the Land Use Plan.
- ☒ **Yes** ☐ **No** The proposal does ENHANCE or maintain the public health, safety and general welfare.
REASONING: The rezoning would allow for uses that will be compatible with surrounding uses.
- ☐ **Yes** ☒ **No** The request is for a SMALL SCALE REZONING and should be evaluated for reasonableness
REASONING: The proposed rezoning would match the nearby GC zoning.

Staff Recommendation

The rezoning in question is not in line with the designation shown on the Future Land Use Map. However, the property in question is located on NC 55, Angier's main business corridor, and is adjacent to several existing commercial properties.

It is recommended that this rezoning request be **APPROVED**.

Planning Board Recommendation

At their May 10, 2022 meeting, the Planning Board recommended **APPROVAL** of the requested rezoning.

4/5/22



APPLICATION FOR ZONING CHANGE
Angier Planning Department
55 N. Broad Street W.
Angier, NC 27501
(919)-331-6702



Total Fee: \$400.00
Receipt: 4/7/22
Permit: 2022-367
Date: Planning Board - 5/10/22
Case #:

Property Owner:

Name: Guillermo Morales
Address: 91 Hickory Tree Ln
City/State/Zip: Angier, NC 27501
E-mail:
Phone:

Applicant:

Name: Neal Eichhorn
Address: 5 Whitstone Dr
City/State/Zip: Angier, NC 27501
E-mail: neal@eichhorn.com
Phone: 910-471-9065

Property Description

PIN(s): 0673-67-9943.000 Acreage: .48 acres
Address: 324 S. Raleigh St. Angier, NC 27501
Deed
Book: 3393 Page: 0143

Rezoning Request:

Existing zoning district:

R-10

Requested zoning district:

General Commercial

Required Attachments:

- Deed of the property in question showing the current legal owner
- Recorded map of the property OR Survey of the property at a scale of not less than one (1) inch = 200 feet
- Explanation of why the zoning change is requested, addressing applicable portions of Section 14.3 of the Ordinance

Signatures:

The undersigned applicant hereby certifies that, to the best of his or her knowledge, all information supplied with this application is true and accurate, and that the applicant certifies that they have the legal authority to sign this application as the property owner or authorized agent:

Property Owner Signature

Date

OR



Authorized Agent Signature

3/31/22
Date

Town of Angier Zoning Ordinance

14.3.3 Map amendments (rezonings).

A. For all map amendments (rezonings), applications shall contain a statement regarding the consistency of the request with adopted town plans and the surrounding area.

B. For conditional zoning map amendments (rezonings), the application shall be accompanied by a description of the use or uses proposed and any conditions being proposed by the applicant. The applicant shall also provide a statement of reasonableness regarding the request on the application. In addition to the application, the applicant shall submit a site-specific plan.

OLD BUSINESS



Board of Commissioners Agenda Report

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

MEETING DATE: June 7, 2022
PREPARED BY: Sean Johnson
ISSUE Voluntary Annexation Petition
CONSIDERED:
DEPARTMENT: Planning & Inspections

SUMMARY OF ISSUE:

Staff has received a voluntary annexation petition from Roger Howard Dupree for approximately 91.85 acres located on Tippet Road & Roy Adams Road, Angier, NC (Harnett PINs: 0673-45-5069.000, 0673-44-2149.000, 0673-53-1625.000).

The Town Clerk has investigated the sufficiency of the annexation petition and the next step is for the Board to set the Public Hearing for the July 5, 2022 Board meeting.

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

FINANCIAL IMPACT: N/A

RECOMMENDATION: N/A

REQUESTED MOTION: I move to set the Public Hearing for the annexation petition submitted by Roger Howard Dupree at the July 5, 2022 Board meeting.

REVIEWED BY TOWN MANAGER:

Attachments:

Voluntary Annexation Petition
Property Survey



Town of Angier

Robert K. Smith
Mayor

Gerry Vincent
Town Manager

Resolution No.: R014-2022
Date Submitted: June 7, 2022
Date Adopted: June 7, 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 April 22, 2022, by owner Roger Howard Dupree requesting Annexation of an area described in said Petition a tract of land totaling approximately 91.85 acres located on Tippet Road & Roy Adams Road, Angier, NC inclusive to Harnett County (Harnett PINs: 0673-45-5069.000; 0673-44-2149.000 & 0673-53-1625.000); 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, July 5, 2022.

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

LEGAL DESCRIPTION

Dupree farms annexation tract 1:

Brief legal: "54.78 acre tract, black river twp" parcel id no. 04-0673-0014

All that certain tract or parcel of land lying and being situate in black river township, angier, harnett county, north carolina and being more particularly described as follows:

Beginning at a 3/4" iron pipe found 0.4' below the existing ground on the east side of roy adams road (sr-1508), being a common corner with lot 41 as shown on plat cabinet #f page 226-c in the harnett county registry, bearing nc grid coordinates northing: 634,071.955' & easting: 2,076,315.303', and being known as the point of beginning, thence s 09° 34' 33" w a distance of 1,030.65' to a computed point at the base of a 1' diameter creosote fence post; thence n 86° 53'



Town of Angier

Robert K. Smith
Mayor

Gerry Vincent
Town Manager

20" w a distance of 2,201.16' to a 1" iron pipe found; thence n 01° 01' 17" e a distance of 1,043.76' to a 5/8" iron pipe set; thence s 58° 44' 40" e a distance of 454.40' to a 5/8" iron pipe set; thence n 29° 28' 27" w a distance of 315.00' to a 5/8" iron pipe set; thence s 84° 21' 08" e a distance of 126.08' to a computed point in a pond; thence s 84° 08' 00" e a distance of 1,690.48' to the point of beginning, having an area of 2,369,047.86 square feet, 54.386 acres.

Tract 2:

Brief legal: "2.22 acres from graham f. Howard - adjacent to hendershott tract" parcel id no. 04-0673-0011-01

All that certain tract or parcel of land lying and being situate in black river township, angier, harnett county, north carolina and being more particularly described as follows:

Beginning at a 5/8" iron pipe set, being a common corner with 40 acres mary young batts herndershott" described in deed book 3873 page 542 in the harnett county registry, bearing nc grid coordinates northing: 634,312.702' & easting: 2,073,966.215', and being known as the point of beginning, thence s 84° 08' 55" e a distance of 544.60' to an iron pipe set; thence s 29° 28' 27" w a distance of 315.00' to a 5/8" iron pipe set; thence n 58° 44' 40" w a distance of 454.40' to a 5/8" iron pipe set; thence n 01° 01' 17" e a distance of 94.00' to the point of beginning, having an area of 97,038.71 square feet, 2.228 acres.

Tract 3:

Brief legal: "40 acres mary young batts herndershott" parcel id no. 04-0673-0011

All that certain tract or parcel of land bearing parcel id number 0406730011, lying and being situate in black river township, angier, harnett county, north carolina and being more particularly described as follows:

Beginning at a 5/8" iron pipe set, being a common corner with tract 2 of deed book 3873 page 542 in the harnett county registry, bearing nc grid coordinates northing: 634,312.702' & easting: 2,073,966.215', and being known as the point of beginning, thence n 01° 01' 17" e a distance of 1,169.97' to a 5/8" iron pipe set; thence s 87° 08' 54" e a distance of 874.35' to an iron rebar found; thence n 02° 02' 15" w a distance of 574.96' to a computed point in the center of tippet road (sr-1507) lying 15.34' from an iron rebar found in said line; thence with the center of tippet road (sr-1507) s 86° 17' 32" e a distance of 440.01' to a computed point; thence s 85° 09' 15" e a distance of 340.49' to a computed point; thence leaving the center of tippet road s 30° 04' 38" w a distance of 276.47' to an iron rebar found; thence s 29° 55' 37" e a distance of 658.86' to an iron pipe found, being a common corner with lot 14 of plat cabinet #c page 129-b; thence s 29° 51' 10" w a distance of 1,039.27' to a computed point in a pond; thence n 84° 21' 08' w a distance of 126.32' to a 5/8" iron pipe set; thence n 84° 08' 55" w a distance of 544.60' to the point of beginning, having an area of 1,534,819.32 square feet, 35.235 acres.



Town of Angier

Robert K. Smith
Mayor

Gerry Vincent
Town Manager

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 July 5, 2022, Public Hearing.

Adopted by the Angier Board of Commissioners on this the 7th day of June, 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: May 17, 2022**

CERTIFICATE OF SUFFICIENCY

During its May 17, 2022, Board of Commissioners' meeting, the Town of Angier Clerk was directed to Investigate the Sufficiency of the Petition to Annex submitted by property owner Roger Howard Dupree, April 22, 2022.

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 2nd day of June, 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



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**
- ☒ **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**
- N/A 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, () 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):
0673-45-5069, 0673-53-1625, 0673-44-2149

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

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

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

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



Town of Angier

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



Robert K. Smith
Mayor

Veronica Hardaway
Town Clerk

Gerry Vincent
Town Manager

Complete is property if owned by INDIVIDUAL(S).

(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 #: 0673-45-5069, 0673-53-1625, 0673-44-2149

1. Roger Howard Dupree 1307 Pearidge Drive, Angier, NC 27501
(Owner - Print Name) (Mailing Address)

Roger H. Dupree
(Owner's Signature)

2. _____
(Owner - Print Name) (Mailing Address)

(Owner's Signature)

3. _____
(Owner - Print Name) (Mailing Address)

(Owner's Signature)

State of North Carolina, County of Harnett

I, Amanda L. Martinez, a Notary Public for said County and State, do hereby certify that Roger H. Dupree personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 22nd day of April, 2022. My commission expires August 13, 2024.

Amanda L. Martinez
Notary Public

(SEAL)

AMANDA L. MARTINEZ
Notary Public, North Carolina
Wake County
My Commission Expires
August 13, 2024

OWNER CERTIFICATION

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.

DATE _____, 2022

OWNER _____

REVIEW OFFICER

THIS PLAT OR MAP DOES NOT REQUIRE PRELIMINARY APPROVAL AND MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

HARNETT COUNTY REVIEW OFFICER _____

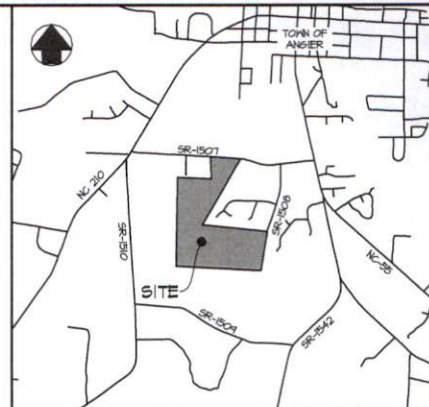
DATE _____

TOWN OF ANGER

THIS DIVISION OF LAND DOES NOT MEET THE DEFINITION OF A SUBDIVISION AS SET FORTH BY NORTH CAROLINA GENERAL STATUTE 160A-376 AND IS NOT SUBJECT TO THE SUBDIVISION REQUIREMENTS OF THE TOWN OF ANGER'S 1000. THE MINIMUM LOT REQUIREMENTS FOR THE SUBJECT ZONING DISTRICT HAVE BEEN MET.

SUBDIVISION ADMINISTRATOR _____

DATE _____



VICINITY MAP

SCALE: N.T.S.

CONTIGUOUS CORPORATE LIMITS
ANNEXATION LINE

LEGEND

Subject Property Lines Surveyed
Adjoining Property Lines Not Surveyed
Adjoining Property Lines Surveyed (TIE)
Fence Line
Stream Centerline
Easement Line
Overhead Electric Line
Right of Way Line
Iron Property Corner Found
Iron Property Corner Set
Computed Point
Iron Pipe Found
Iron Pipe Set
Iron Rebar Found
Iron Stake Found
Iron Axle Found
PK Nail Found
PK Nail Set
Dowel Book
Map Book
Plot Book
Plate Cabinet
Page Number
Now or Formerly



I, CALEB TROY CLAYTON SR., CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION, FROM AN ACTUAL GROUND (CONVENTIONAL) AND GPS SURVEY MADE UNDER MY SUPERVISION, THAT SURVEYED PROPERTY LINES SHOWN HEREON ARE BASED UPON THE DEEDS AND PLATS REPORTED HEREON, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND ARE BASED UPON THE DEEDS AND PLATS REPORTED HEREON, THAT THE RATIO OF PRECISION AS CALCULATED BEFORE ADJUSTMENT IS 1:10,000+ THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 41-382 AS AMENDED.

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 18th DAY OF APRIL, A.D., 2022.

CALEB TROY CLAYTON SR., PLS. NC. REG. NO. L-5306



FLOOD CERTIFICATION

UPON EXAMINATION OF FLOOD INSURANCE RATE MAP, PANEL NUMBER 0462 OF COMMUNITY NUMBER 370522 (ANGER, TOWN OF), BEARING MAP # 3720066200-L, DATED OCTOBER 3, 2006, THE SUBJECT PROPERTIES LIE IN ZONE "X", WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 3% ANNUAL CHANCE FLOODPLAIN.

SURVEY NOTES:

1. PROPERTY INFORMATION

TAX MAP PARCEL ID NUMBERS:
040673 0011, 040673 0011 01, 040673 0014

PHYSICAL ADDRESS:
TIPPET RD & ROY ADAMS RD ANGER, NC

ZONING: RA-30

2. OWNER INFORMATION

ROGER HOWARD DUPREE
1301 PEARIDGE RD
ANGER NC 27501

3. NO NC65 MONUMENT WITHIN 2000' OF SUBJECT PROPERTY. THE INITIAL COORDINATES FOR THIS PROJECT WERE PRODUCED FROM NC65 VRS RTK GPS OBSERVATIONS. HORIZONTAL DATUM IS NAD 83/2011 NC STATE PLANE COORDINATES.

4. ALL RIGHT-OF-WAYS ARE PUBLIC, UNLESS NOTED OTHERWISE.

5. AREA COMPUTED BY COORDINATE METHOD. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN US SURVEY FEET, UNLESS NOTED OTHERWISE.

6. THIS MAP DOES NOT DEPICT ENCUMBRANCES THAT ARE FOUND DURING A THOROUGH AND COMPLETE TITLE SEARCH.

7. SURVEY OF ROY ADAMS RD WAS PERFORMED & MAPPED BY STANGIL & ASSOCIATES, P.A. IN 1985 AND WAS NOT RECORDED. PER A CONVERSATION WITH THE SURVEYOR WHO PERFORMED THE SURVEY, THE RIGHT OF WAY WAS NOT EXTENDED THROUGH TO THE SOUTHERN PROPERTY LINE.

8. NO DETERMINATION HAS BEEN MADE BY THE SURVEYOR AS TO THE FOLLOWING:

- A. 100 YEAR FLOOD LIMITS
- B. WETLANDS
- C. UNDERGROUND UTILITIES
- D. UNDERGROUND STORAGE FACILITIES

11. MORRIS & RITCHIE ASSOCIATES OF NC, PC, CAN ONLY LOCATE UTILITIES THAT ARE ABOVE GROUND AT THE TIME OF FIELD SURVEY. UNDERGROUND LINES SHOWN HEREON ARE APPROXIMATE OR AS REPORTED BY VARIOUS RESPONSIBLE PARTIES. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED. CALL N.C. ONE CALL CENTER BEFORE DIGGING AT ALL. SURVEYOR DOES NOT GUARANTEE THAT ANY UNDERGROUND STRUCTURES SUCH AS UTILITIES, TANKS AND PIPES ARE LOCATED HEREON.

12. THERE IS NO EVIDENCE OF OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED ON THIS SITE.

13. THERE IS NO EVIDENCE OF RECENT EARTH-MOVING WORK OR RECENT CONSTRUCTION ACTIVITY OBSERVED ON THIS SITE AS SHOWN HEREON.

14. THERE IS NO EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED ON THIS SITE.

15. NO BUILDINGS OBSERVED ON THE SUBJECT PROPERTY'S.

SEE SHEET 1 FOR NOTES AND CERTIFICATION SHEET: 1 OF 2

JOB NO. 21602

SCALE: N/A

DATE: 04-12-2022

DRAWN BY: CTC

REVIEW BY: JMK



MORRIS & RITCHIE ASSOCIATES OF NC, PC
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

5505 CHAPEL HILL RD, STE 112

RALEIGH, NC 27607

(984) 200-2103

LICENSE # C-4152

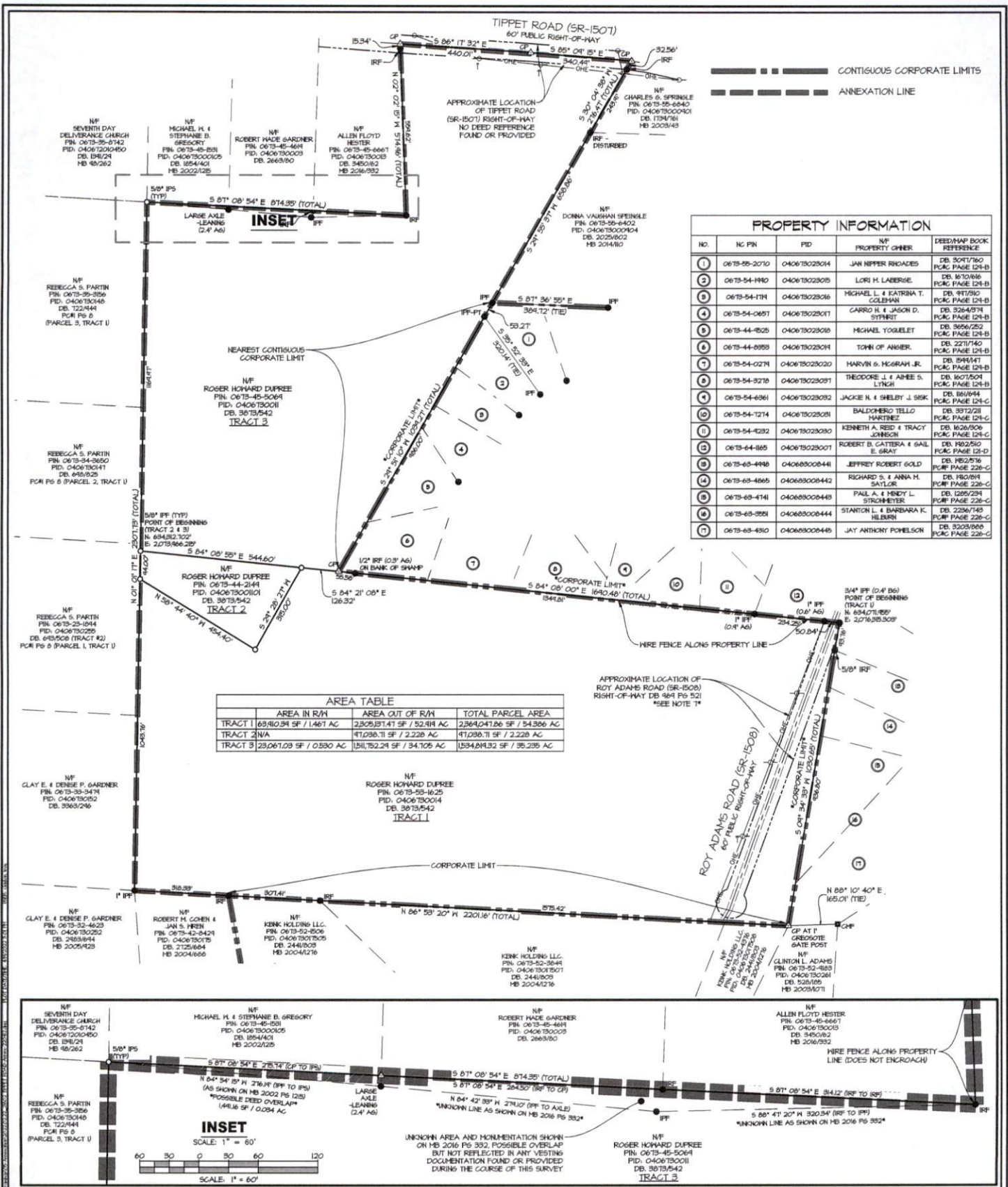
WWW.MRAGTA.COM

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ANNEXATION PLAT

PROPERTY OF: ROGER HOWARD DUPREE
TIPPET ROAD AND ROY ADAMS ROAD
ANGER, NC 27501
TOWN OF ANGER - HARNETT COUNTY - NORTH CAROLINA



DUPREE FARMS ANNEXATION

TRACT 1:

BRIEF LEGAL: "54.78 ACRE TRACT, BLACK RIVER TWP"
PARCEL ID NO. 04-0673-0014

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATE IN BLACK RIVER TOWNSHIP, ANGIER, HARNETT COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE FOUND 0.4' BELOW THE EXISTING GROUND ON THE EAST SIDE OF ROY ADAMS ROAD (SR-1508), BEING A COMMON CORNER WITH LOT 41 AS SHOWN ON PLAT CABINET #F PAGE 226-C IN THE HARNETT COUNTY REGISTRY, BEARING NC GRID COORDINATES NORTHING: 634,071.955' & EASTING: 2,076,315.303', AND BEING KNOWN AS THE POINT OF BEGINNING, THENCE S 09° 34' 33" W A DISTANCE OF 1,030.65' TO A COMPUTED POINT AT THE BASE OF A 1' DIAMETER CREOSOTE FENCE POST;
THENCE N 86° 53' 20" W A DISTANCE OF 2,201.16' TO A 1" IRON PIPE FOUND;
THENCE N 01° 01' 17" E A DISTANCE OF 1,043.76' TO A 5/8" IRON PIPE SET;
THENCE S 58° 44' 40" E A DISTANCE OF 454.40' TO A 5/8" IRON PIPE SET;
THENCE N 29° 28' 27" W A DISTANCE OF 315.00' TO A 5/8" IRON PIPE SET;
THENCE S 84° 21' 08" E A DISTANCE OF 126.08' TO A COMPUTED POINT IN A POND;
THENCE S 84° 08' 00" E A DISTANCE OF 1,690.48' TO THE POINT OF BEGINNING, HAVING AN AREA OF 2,369,047.86 SQUARE FEET, 54.386 ACRES.

TRACT 2:

BRIEF LEGAL: "2.22 ACRES FROM GRAHAM F. HOWARD - ADJACENT TO HENDERSHOTT TRACT"
PARCEL ID NO. 04-0673-0011-01

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATE IN BLACK RIVER TOWNSHIP, ANGIER, HARNETT COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON PIPE SET, BEING A COMMON CORNER WITH 40 ACRES MARY YOUNG BATTS HERNDERSHOTT" DESCRIBED IN DEED BOOK 3873 PAGE 542 IN THE HARNETT COUNTY REGISTRY, BEARING NC GRID COORDINATES NORTHING: 634,312.702' & EASTING: 2,073,966.215', AND BEING KNOWN AS THE POINT OF BEGINNING,
THENCE S 84° 08' 55" E A DISTANCE OF 544.60' TO AN IRON PIPE SET;
THENCE S 29° 28' 27" W A DISTANCE OF 315.00' TO A 5/8" IRON PIPE SET;
THENCE N 58° 44' 40" W A DISTANCE OF 454.40' TO A 5/8" IRON PIPE SET;
THENCE N 01° 01' 17" E A DISTANCE OF 94.00' TO THE POINT OF BEGINNING, HAVING AN AREA OF 97,038.71 SQUARE FEET, 2.228 ACRES.

TRACT 3:

BRIEF LEGAL: "40 ACRES MARY YOUNG BATTS HERNDERSHOTT"
PARCEL ID NO. 04-0673-0011

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEARING PARCEL ID NUMBER 0406730011, LYING AND BEING SITUATE IN BLACK RIVER TOWNSHIP, ANGIER, HARNETT COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON PIPE SET, BEING A COMMON CORNER WITH TRACT 2 OF DEED BOOK 3873 PAGE 542 IN THE HARNETT COUNTY REGISTRY, BEARING NC GRID COORDINATES NORTHING: 634,312.702' & EASTING: 2,073,966.215', AND BEING KNOWN AS THE POINT OF BEGINNING,
THENCE N 01° 01' 17" E A DISTANCE OF 1,169.97' TO A 5/8" IRON PIPE SET;
THENCE S 87° 08' 54" E A DISTANCE OF 874.35' TO AN IRON REBAR FOUND;
THENCE N 02° 02' 15" W A DISTANCE OF 574.96' TO A COMPUTED POINT IN THE CENTER OF TIPPET ROAD (SR-1507) LYING 15.34' FROM AN IRON REBAR FOUND IN SAID LINE;
THENCE WITH THE CENTER OF TIPPET ROAD (SR-1507) S 86° 17' 32" E A DISTANCE OF 440.01' TO A COMPUTED POINT;
THENCE S 85° 09' 15" E A DISTANCE OF 340.49' TO A COMPUTED POINT;
THENCE LEAVING THE CENTER OF TIPPET ROAD S 30° 04' 38" W A DISTANCE OF 276.47' TO AN IRON REBAR FOUND;
THENCE S 29° 55' 37" E A DISTANCE OF 658.86' TO AN IRON PIPE FOUND, BEING A COMMON CORNER WITH LOT 14 OF PLAT CABINET #C PAGE 129-B;
THENCE S 29° 51' 10" W A DISTANCE OF 1,039.27' TO A COMPUTED POINT IN A POND;
THENCE N 84° 21' 08" W A DISTANCE OF 126.32' TO A 5/8" IRON PIPE SET;
THENCE N 84° 08' 55" W A DISTANCE OF 544.60' TO THE POINT OF BEGINNING, HAVING AN AREA OF 1,534.819.32 SQUARE FEET, 35.235 ACRES.

NEW BUSINESS



Board of Commissioners Agenda Report

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

MEETING DATE: June 7, 2022

PREPARED BY: Heather Keefer

ISSUE Road Closure Request for September 17, 2022 Motor Muscle Excursion

CONSIDERED:

DEPARTMENT: Planning & Inspections

SUMMARY OF ISSUE:

The Whole Vet organization is planning their next community event in Angier on September 17, 2022. Mr. Dale Robbins will introduce the Motor Muscle Excursion event plans and request the closing of S. Broad St and Lillington St for parking/showing the cars participating in this year's event. Heather Keefer, Community Development Coordinator will be available to answer questions as it relates to planning and coordination of the event with the Town.

FINANCIAL IMPACT: N/A

RECOMMENDATION: Approve the road closure request as shown on the Motor Muscle Excursion Event Map.

REQUESTED MOTION: Approve the road closure request as shown on the Motor Muscle Excursion Event Map.

REVIEWED BY TOWN MANAGER:

Proposed Road Closure for the Motor Muscle Excursion Event

Event Date & Time: September 17, 2022 12:00PM – 4:00PM



Police Vehicle, Road Closure Barricades, and cones



Road Closure Barricades and cones

MANAGER'S REPORT &
STAFF REPORTS

TOWN MANAGER'S REPORT
TOWN BOARD MEETING

June 7, 2022

Honorable Mayor & Board of Commissioners, please see the following updates and items of interest that has not been previously discussed:

1. Board of Commissioners/Budget Work Meetings: Last week, June 2nd, Hans & I met with Commissioners Hawley and Kazakavage regarding the FY23 budget, and looking to schedule other commissioners in the next 2 weeks.
2. Harnett County/Library Consolidation Plan: A meeting was held with Brent Trout, County Manager in early May to discuss possible changes to the draft agreement. My understanding is that its under review by the Harnett County Attorney's Office before it is submitted for the Angier Board of Commissioners consideration.
3. FY23 Budget Schedule: Based on the approved schedule, budget meetings with commissioners will continue throughout this week into next week. The Public Hearing and final adoption is set for June 21st.
4. Property Appraisal/Acquisition Update: No update at this time.
5. FY22 Audit: Auditors began its initial review of FY22 last week. We anticipate a deeper dive in June/July.
6. Town Hall Update: Chief Thompson and I have met and scheduled arrangements for the cleaning of town hall, awaiting a painting estimate, making a few adjustments within the building for circulation, and had the carpets cleaned thoroughly. In approximately 2-3 weeks, we should be able to spread out the department in the vacant offices.

THE END

HUMAN RESOURCES



HR/PAYROLL MONTHLY REPORT

FOR THE MONTH OF:

May 2022

- Processed payroll Regular 5/6/22 \$61,516.70 and 5/20/22 \$61,487.83
- Compiled & Submitted Monthly Retirement Report on 5/31/22 \$30,030.97
- Remitted Federal & State payroll tax on 5/6/22 and 5/20/22
- Invoiced Harnett County SRO Contract for May 2022
- Received Harnett County payment for SRO invoiced April 2022
- Sent out reminders for annual evaluations
- Followed up on Town Wide employee trainings
- Worked on Budget information for FY 22-23
- Advertised for Utility Customer Service position and hired for this position
- Advertised for Library Assistant I position
- Coordinated and set up for the FY 22-23 Employee Open Enrollment to be held in June

ENGINEERING

Memo

To: Gerry Vincent, Town Manager
From: Bill Dreitzler, P.E., Town Engineer
Date: May 31, 2022
Re: June 2022 BOC Meeting - Engineer's Staff Report

Please consider my staff report for the scheduled June 7, 2022 Board of Commissioners meeting:

Hwy 210 Sidewalk Extension Project

Lanier Construction Co., Inc. has mobilized and the project is moving forward. The current project completion date is August 5, 2022.

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)

NCDOT has provided concurrence for the Summit Engineering Proposal and Man-day estimates in a letter dated March 1, 2022. Also, on March 1, 2022 the Board of Commissioners approved the Summit Task 1 in the amount of \$86,788.68. In addition, the BOC authorized the Town Manager to execute the Task 2 contract as long as the overall engineering cost does not exceed \$170,000. Summit Engineering provided the formal contract; however, upon review, NCDOT indicated that specific language and references were required to be included in the Contract given the federal funding. **The Town Manager has executed the Agreement and it has been sent back to Summit for signature. Once the Summit signed Agreement is received, it will be uploaded into the NCDOT EBS system and a kick-off meeting will be scheduled.**

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. The Report has broken down recommended repairs as Priority 5, Priority 4 and Priority 3 as per the NASSCO Rating System. Priority 5 represents locations with sewer lines in the worst condition and needing repairs in the near-term. Priority 4 represents identified sewer lines with severe defects. Priority 3 represents identified sewer lines with moderate defects that will continue to deteriorate if not repaired. The opinion of cost for repairs are:

Priority 5: \$ 208,438
Priority 4: \$ 225,625
Priority 3: \$ 226,875
Total Cost: \$660,938

Town staff is evaluating potential funding sources for the proposed I/I repairs. Removing I/I from our wastewater collection system reduces our monthly treatment cost with Harnett Regional Water.

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. **No change in status since last month.**

Sanitary Sewer Flow Tracking

Through March 2022 our Average Daily Flow (ADF) to the North Harnett Regional Wastewater Treatment Plant is 0.539 MGD or roughly 53.4% of our 1.008 MGD treatment allocation. We are currently tracking 0.603 MGD in obligated but not yet tributary flows (15 different active developments). Therefore, our ADF + NYT flow is over our permitted capacity by 0.134 MGD. In addition, we are tracking 5 additional developments that are in the design phase that currently total 0.343 MGD in projected wastewater flow. **Awaiting flows from April 2022 to update.**

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 of 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. A progress/coordination meeting was held at Public Works on Thursday, February 17, 2022. Staff has initiated a weekly progress meeting beginning on Friday, April 1, 2022 in an effort to

keep the project on track. Timmons completed and submitted Coordination Studies for PS#1 and PS#6 on March 24, 2022. The Coordination Studies included some design modifications to assure no loss of power at the pump stations. These modifications are being coordinated with the contractor. **Installation of the force main for PS #1 has begun and an updated project schedule is being prepared.**

Drainage Evaluation – Southwest Angier Drainage Basin

Gradient has completed a Draft Final Report and it is under staff review. Staff is preparing an ARPA Earmark Request for Funding document to use the \$400,000 Stormwater earmark from the State Budget to begin to move forward with recommended mitigation measures for this drainage basin. This funding will be used for Mitigation Measure #3 (MM#3) which will upsize the culverts at South Broad and Hidden Acres Estates. The project will require an additional \$400,000 to supplement the ARPA funding. In addition, Gradient's Scope of Services included a presentation to the Town Board of Commissioners. The presentation is scheduled for the BOC Workshop on April 19, 2022. **The Gradient presentation has been completed. In addition, the Town has received a "Letter of Intent to Fund" from the Division of Water Infrastructure dated April 21, 2022. I anticipate an RFQ to be advertised for engineering and permitting of MM#3 by the end of June 2022.**

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. **Based on direction at the budget retreat, staff is preparing an updated memorandum regarding a Stormwater Utility Fee to include recommendations on a path forward.**

500,000 Gallon Elevated Water Storage Tank

The Town received a Letter of Intent to Fund this project from NC DEQ on March 11, 2022. The next step in this process will be to prepare and advertise a Request for Qualifications (RFQ) for the selection of an engineering design consultant. **RFQ's for this project have been advertised and the submittal deadline is June 16, 2022. Staff anticipates bringing a Contract and recommendation of award to the August 2022 Board of Commissioners meeting.**

Old Core Water Distribution System Replacement Project

The Town received a Letter of Intent to Fund this project from NC DEQ on March 11, 2022. The next step in this process will be to prepare and advertise a Request for Qualifications (RFQ) for the selection of an engineering design consultant. **Based on the complexities of this project, additional information was required from the engineering consultant who prepared the Preliminary Engineering Report back in 2014. This information has been received and the RFQ should be advertised in mid to late June 2022.**

Wastewater Treatment Additional Capacity Purchase – Supplemental Funding

The Town received a Letter of Intent to Fund this project from NC DEQ on March 11, 2022. We are coordinating with the State and Harnett Regional Water on the process and timing for release of this funding. The Town received \$3,293,750 in ARPA Earmark funds to be used as

a supplement to the cost of the additional 1.25 MGD in wastewater treatment capacity in the North Harnett Regional Wastewater Treatment Plant.

Additional ARPA Funding through the Division of Water Infrastructure

The application deadline for this additional ARPA Grant Funding is May 2, 2022. I attended an all-day workshop on February 28th. During the workshop, I was informed by the State that given we received \$10M in earmark funds, we were not likely to receive any of the available \$54.1M set aside for "other utilities" (water and wastewater). However, in the Fall, the State will make available an estimated \$180M for Stormwater. The submittal deadline for these funds is currently set for September 30, 2022. Based on the information obtained at the workshop, below are my current recommendations for funding sources:

- Hwy 55 Bypass 12-inch Water Line – **Division of Water Infrastructure State Revolving Loan (currently 20-years at 1.14%)**
- Southwest Angier Drainage Basin Study MM1 and MM2 – **Submit on September 30, 2022 for the ARPA Stormwater Funds (this will be competitive)**
- Wastewater Collection System Inflow and Infiltration Repairs – **Currently evaluating alternatives**

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 dark ink, appearing to read "Bill Dreitzler", written over a horizontal line.

Bill Dreitzler, P.E., Town Engineer

PUBLIC WORKS



Town of Angier

www.angier.org

Robert K. Smith
Mayor

Gerry Vincent
Town Manager

Veronica Hardaway
Town Clerk

June 1, 2022

Public Works staff report for the Month June

- Staff took 21 loads of limbs/Leaves to the landfill the month of March (38.22tons)
- Staff took 11 loads of Household to the landfill the month of March (12.11 tons)
- Staff set 19 new water meters
- Staff completed 220 workorders to mark Town Utilities (water and sewer lines).
- Staff made 4 new water/sewer taps along Woodcroft drive
- Staff repaired a water leak at McIver street
- Staff made 2 sewer taps at 516 North Raleigh street
- Staff made Sewer line repair at 320 Woodcroft drive
- Staff repaired water leak at Glen Ridge Drive
- Staff repaired water leak at Anthem Church
- Staff patched various utility cuts around Town
- Staff inspecting new utilities at Coble Farms, Neill Point and Spring Village, Honeycutt oaks, Tanglewood
- Barnhill paved Glenn Meadow, North Broad street West, East and West Myrtle Drive and Nickolas court.
- Lanier's Construction installing storm pipe for the sidewalk project along NC 210 and park street. Wait on Materials before proceeding.
- Staff cutting grass and edging sidewalks
- Staff preparing for the BikeFest June 3rd and 4th.

LIBRARY



Town of Angier

www.angier.org

Robert K. Smith
Mayor

Gerry Vincent
Town Manager

Veronica Hardaway
Town Clerk

Library Report – May 2022

May was a relatively slow month in terms of programming at the library. We spent the majority of the month working on preparations for our summer reading program, set to begin on June 11th. The programs we did hold however were all very popular still, with an increase in some numbers. After the positive feedback from last year, we brought back the butterfly garden again this year, and were able to release 19 butterflies after watching the life cycle in the library. During the week that we were releasing them we also had “bug kits” available for children to take home and use to identify various insects safely from a distance. We also continue to see a lot of support for our community garden and seed library, with lots of donations being made by the community for both programs. Ace Hardware donated multiple plant and equipment needed to help maintain the gardens and we are very grateful for their help.

For summer we have 61 programs scheduled over the 8-week period, as well as a reading challenge for both children and adults. We gave the children a chance to help decorate the library with an art show, and in the first week of the take and make kits being available, we had 56 go out. The kids will bring back their work and have it on display in the library for the duration of the summer. They also have the opportunity to help name the library fish who will then be going home with one lucky grand prize winner at the end of the summer reading challenge.

Katy Warren
Library Director

Library:	Angier
Month:	May
Year:	2022

Door Count	1,922
Hours Open to the public	186
Paperback Exchange Books Circulated	0
Curbside Patrons Served	4
Volunteers	
Volunteer Hours	
*Reference Questions	320
Notaries	0
Book-A-Librarian	0
Tests Proctored	0

	# of Programs	Program Attendance
Children's Programs in Library	9	61
Children's Programs Outside Library		
YA Programs in Library	3	4
YA Programs Outside Library		
Adult Programs in Library	8	57
Adult Programs Outside Library		
Meeting Room Use		
Take and Make Programs		
	# Take & Make Projects Planned	# Take and Make Projects Distributed
Children/YA Take & Make	2	80
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...

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: May 2022

Permitting/Inspection Totals – Month of May 2022:

Total Permits Issued: **72**

Building Inspections Performed: **289**

New Construction Permits Issued - Residential: **19**

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

Total Fees Collected: **\$25,951.25**

2021-2022 Fiscal Year Running Totals:

New Construction - Residential: **195**

New Construction - Commercial: **2**

Total Fees Collected: **\$ 297,738.99**

*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: Home Construction Underway

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, Phase 3 Nearing Recordation

Neill's Pointe: Phases 1-3 Recorded, Home Construction Underway

Highland Ridge: Site Construction Underway

Kennebec Crossing: Site Construction Underway

Spring Village PUD: Site Construction Underway

Tanglewood: 32 Lots Nearing Recordation

Cotswold PUD: Site Construction Underway

Camden Place PUD: Special Use Permit Approved, Construction Drawings Under Review

White Oak Creek Crossing PUD: Special Use Permit Approved

Myrtle Manor PUD: Special Use Permit Approved, Construction Drawings Under Review

Sherri Downs: Conditional Rezoning Approved, Preliminary Plat Under Review

Easley Tract: Conditional Rezoning Approved, Preliminary Plat Under Review

Vaughan Farms PUD: Special Use Permit Approved

Young-Rogers Tract: Conditional Rezoning 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 Nearing Completion

Code Enforcement Spreadsheet Attached

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	Pending	progress Post set and framed(No Pickets) Pending Gate
21-129	950 N. Broad St	Miron Hicks / Linda Rogers	Min. Housing	6/28/2021	2/23/2022	CLOSED Invoice issued 2/28/22 (\$6,300) Lien filed 4/12/2022
21-163	101 Cindy Drive	Oak City Property Group LLC	Minimum Housing	8/18/2021		Permit issued 1/19/22 (Rough In Inspection Passed) Pending Final Inspection
21-190	123 E Depot St	Curtis Perry	Unscreened Dumpster	10/6/2021	On Hold	(see case #20-3) Citation issued Total: \$2,500 (No Work)
21-196	922 N. Broad Street	Elora McDonald	Min. Housing	10/18/2021		Deadline to repair / demo 4/1/2022 - Pending ordinance approval to demo
21-202	521 W. Church St.	Ted / Sue Honeycutt	Junk / Nuisance Vehicles	11/12/2021	1/18/2022	CLOSED OWNER COMPLIANCE Fees / Fines Paid \$327
21-204	225 Courtland Dr.	RICHARDS DONTÉ	Discarded Debris	11/17/2021	12/30/2021	CLOSED Citation 12/13/21 \$50(Paid)
21-206	121 Crestview Dr.	PAZMINO DE VARELA GLADYS H	Stormwater conveyance Debris	11/29/2021	1/18/2022	CLOSED Town Abatement - payment \$1,875 Paid In Full 2/4/2022
21-209	49 North Street	COREA-YANEZ LIZANDRO & YANEZ PAMELA	Open Storage Debris / Const.	12/6/2021	1/28/2022	NOV issued 12/6/2021 Inspection 2/9/22 @2pm
21-210	W CHURCH OFF ST NC(W. MCIVER)	CHEEK DAVID & CHEEK GENEVA	Housing not permitted(Tent)/ Debris	12/6/2021	On Hold	NOV issued 12/7/2021(Pending Sale)
21-211	251 W CHURCH ST ANGER, NC 2750	READE MARY CHEEK & WALTER E CHEEK	Discarded Debris	12/7/2021	On Hold	NOV issued 12/7/2021 Pending Bid 12/30/21
21-213	141 S. Broad St.	Clarice Hayes	Open Storage	12/8/2021	4/6/2022	CLOSED ABATEMENT BY TOWN / Invoice mailed 4/22/2022
21-214	408 E. Wimberly Rd	Leafy West / Clarence West	Min. Housing	12/9/2021		Inspection 5/31/22 @ 10 am Pending permit application / citation \$50
21-217	256 W. Lillington St.	Armando Uribe	Dilapidated Fence	12/16/2021	3/25/2022	CLOSED ABATEMENT - Pending payment \$975 Paid in full 5/23/22
21-220	44 Fox Hound Lane	Regina Shrieves	Vehicle Parking	12/17/2021	1/25/2022	CLOSED OWNER COMPLIANCE - VEHICLE REMOVED
21-221	65 Mary Circle	Giovanny Atrian / Laura Atrian (919)723-3350	Unpermitted Addition	12/21/2021	3/29/2022	CLOSED OWNER COMPLIANCE Citation Issued 2/2/22 (\$50)PAID
22-001	225 N. Willow St.	Ciro Lopez / Maria Reyes	Debris	1/5/2022	3/8/2022	CLOSED NOV issued 1/5/22 Citation Issued 2/2/2022 \$50
22-002	37 N. Park Street	William Hawley	Fence Enclosure / Stormwater	1/7/2022	2/1/2022	CLOSED OWNER COMPLIANCE - Final Notice / Citation 1/26/22
22-003	5711 Six Forks Rd, Raleigh NC	Capital City Home LLC	Stormwater/ Flooding Issue	1/7/2022	2/10/2022	NOV issued 1st Class / Posting Onsite 1/7/22 Property landscape sod in place and drain
22-004	648 Circle Drive	Mary & Darren Darnell	Fence Exceeds 4' in front	1/20/2022	2/9/2022	CLOSED Spoke with owner 1/20/22 (Permit Issued 2/4/22)Fence 4'
22-005	511 N. Raleigh St.	Liberty Tax	Signs	1/28/2022	1/28/2022	CLOSED Onsite visit - NOV - Signs Removed by Code Enforcement
22-006	165 N Raleigh Street	Stuarts Towing	Junk Yard Screening		On Hold	Citation Issued 1/25/22 / Paid \$50 2/22/22
22-007	511 N. Raleigh Street	Boost Mobile	Sign	1/24/2022	1/26/2022	CLOSED SIGN REMOVED On Site Visit 1/24/22
22-008	331 W. Depot St	Nissen Automotive	Junk Yard Screen		On Hold	Citation Issued 2/3/22 / Fines Paid \$50 2/25/22
22-009	25 W. Dora St.	Larry Barnes	Open Storage / Debris	2/10/2022	3/28/2022	CLOSED NOV issued 2/10/2022 MH Inspect 3/23/22
22-010	247 Lester Street	Enduring Star Properties LLC	Parking - Commercial Vehicle	1/28/2022	1/31/2022	CLOSED Vehicle Removed - 1/28/2022 Contact made with owner
22-011	256 W. Depot St.	Jonathan Fisher	Stormwater/ Flooding Issue	2/2/2022	2/12/2022	CLOSED Pending Contact 2/2/22
22-012	49 North St	COREA-YANEZ LIZANDRO & YANEZ PAMELA	Unpermitted Work / Pool Fence	2/2/2022	2/9/2022	CLOSED POOL REMOVED NOV 2/2/22
22-013	8259 NC 55 Hwy	Carolina Charter Academy	Banner	2/2/2022	2/4/2022	CLOSED Contact with Maria Mills, sign is moved out of right of way (45 days) 3/14/22
22-014	149 Logan St.	Crossfit Angier	Banner	2/2/2022	3/21/2022	CLOSED SIGN REMOVED Allowed 45 days Final Notice to remove issued 3/14/22
22-015	155 S Raleigh St.	Dawns Vintage and Thrift	Ground Sign	2/2/2022	2/3/2022	CLOSED NOV issued 2/2/2022
22-016	80 N. Broad St.	New Life Worship	Banner	2/2/2022	3/21/2022	CLOSED SIGN REMOVED Allowed 45 days Final notice to remove issued 3/14/22
22-017	441 N. Raleigh	Family Dollar	Banner	2/2/2022	2/3/2022	CLOSED NOV issued 2/2/22 On site visit- Spoke with manager
22-018	48 S. Dunn St.	Harry Arnette	Open Storage / Debris	2/4/2022	3/1/2022	CLOSED Citation issued 2/25/22 \$50 / 3/16/22 \$100 Final Notice 3/21/22 - Pending Abate
22-019	949 N. Raleigh St.	Santiago Martinez	Open Storage / Debris	2/9/2022		Citation issued 2/24/22 \$50 - 3/8/22 \$100 Pending Abate/ Work in progress
22-020	241 W. Williamx St.	Trent Wilson	Accessory Structure	2/9/2022	2/22/2022	CLOSED NOV issued 2/9/22 Accessory Structure removed, pending cleanup 2/22/22
22-021	294 W. Williams	Santiago Martinez	Const. Debris	2/9/2022	3/22/2022	CLOSED OWNER COMPLIANCE
22-022	162 W. Williams St.	Lucas Strachan	Debris	2/9/2022	3/2/2022	CLOSED NOV issued 2/9/22
22-023	355 E. Smithfield	Rodney Smith	Debris	2/22/2022	3/9/2022	CLOSED NOV issued 2/23/22
22-024	800 N. Raleigh St.	Smart Properties	Sign	2/2/2022	2/12/2022	CLOSED SIGN REMOVED On Site Visit 2/2/22
22-025	8617 South NC 55 HWY	Sunny Skies	Sign	2/23/2022	2/28/2022	CLOSED NOV issued 2/23/22
22-026	8616 South NC 55 Hwy	Morris Coats / Stuart Matthews	Sign - Off Premise / Unpermitted	2/24/2022	3/4/2022	CLOSED Pending Notice 3/1/2022
22-027	9705 Bitter Melon Dr.	KDC Capital LLC	Discarded Debris	2/28/2022	3/15/2022	Pending Notice 3/1/2022
22-028	416 N. Raleigh St.	Creech Properties Custom Smiles Dental Office Space	Unpermitted Bus. - Office Space	3/1/2022	4/27/2022	CLOSED OWNER COMPLIANCE / Zoning application submitted 4/1/22
22-029	201 W. Lillington St.	Hugo Aranda	Debris	3/2/2022		Citation \$50 4/25/22 - Issue with PW picking up debris due to road closure
22-030	950 N. Broad St.	Miron Hicks / Linda Rogers	Dilapidated Access. Structure	3/4/2022	4/27/2022	CLOSED Abatement / Spencer for Hire \$825 Pending Payment issued 5/3/22
22-031	423 S. Broad St.	Peggy Mangum	Open Storage / Debris	3/4/2022	3/28/2022	CLOSED NOV issued 3/4/22
22-032	25 W. Dora	Larry Barnes	Min. Housing	3/8/2022	On Hold	compliant & hearing 4/12/22 @10am / FOF REPAIR - DEMO 7/15/22
22-033	167 Shelly Dr.	Villas on 55 Apartments	Dumpster Screen	3/9/2022	3/18/2022	CLOSED On site visit (spoke with property manager) Dumpsters outside the screening
22-034	6802 Hwy 55 W	Jon Franklin Hunt	Hazardous Structure - Fire	3/9/2022	5/10/2022	CLOSED OWNER COMPLIANCE. Final NOV issued 4/29/22 Certified Mail
22-035	509 Circle Dr.	Levent Clark / April Clark	Fence Permit	3/10/2021	4/27/2022	CLOSED permit approved

22-036	433 S. Broad St.	Jody Mangum	Debris - Open Storage	3/10/2022	5/24/2022	CLOSED /Citation issued 5/4/22 \$100 PAID
22-037	443 SI Broad St	Mario Martinez / Maria Hermandez	Debris - Open Storage	3/10/2022	4/11/2022	CLOSED OWNER COMPLIANCE - citation issued 4/1/22 \$50 Fine Paid
22-038	318 S. Broad St	Malsonado Castillo / Carmen Castillo	Debris - Open Storage	3/10/2022	5/13/2022	CLOSED OWNER COMPLIANCE NOV issued 3/11/22 Work in progress
22-039	35 S. Dunn	Kenneth James /	Open Storage / Debris	3/16/3/2022	3/29/2022	CLOSED OWNER COMPLIANCE
22-040	35 S. Dunn	Kenneth James /	Min. Housing	3/16/3/2022		Pending Hearing 5/12/22 @10AM / FOF 90 DAYS TO MAKE REPAIRS
22-041	49 S. Dunn	Don Herman / Marilyn Herman	Open Storage / Debris	3/16/4/2022	5/12/2022	CLOSED NOV issued 3/17/22 M H Case 22-042
22-042	49 S. Dunn	Don Herman / Marilyn Herman	Min. Housing	3/16/4/2022		Pending Hearing 5/17/22 @10AM / FOF - 90 DAYS TO MAKE REPAIRS
22-043	294 W. Williams	Santiago Martinez	Recreational Vehicle	3/16/2/2022		NOV issued 3/18 Citation \$50 pending inspection
22-044	162 W. Smithfield St.	Weeks Holdings LLC / Langley Gym	Dumpster Screen	3/18/2022	4/13/2022	4/8/22 - John Stout- Dumpster Removed
22-045	120 Blair St.	Russell Kathie Trust	Home Occupation / Parking	3/18/2022	4/13/2022	CLOSED NO EQUIPMENT ON SITE
22-046	457 Circle Drive	Jesus Suazo / Irene Suazo	Unpermitted Porch Addition	3/18/2022		On Hold NOV issued 3/22 - Submitted permit application on 3/30/22
22-047	340 W. Church St.	Glenn Morrissey	Unpermitted Accessory Structure	3/21/2022	5/12/2022	CLOSED Permit approved
22-048	8321 South NC 55 HWY	Dollar General	Stormwater retention - Nuisance	3/22/2022	5/9/2022	CLOSED Retention Pond Cleaned - Spoke with Anthony Westmorland
22-049	112 S. Poplar Drive	Jaime Garcia	Discarded Debris	3/31/2022		Final Notice - Certified / PERMIT ISSUED 5/26/2022
22-050	Wilma St	Kathrines Retreat HOA	Parking	4/1/2022	4/4/2022	CLOSED On Site visit, Vehicles removed
22-051	W. Church St.	TILLEY BRUCE CO & TILLEY MARSHA CO	Large Tree Fallen	4/7/2022	5/23/2022	CLOSED OWNER COMPLIANCE
22-052	125 E. Lillington St.	Lucey Patrick	Unpermitted Accessory Structure	4/6/2022	4/18/2022	CLOSED Permit Issued NOV issued 4/8/22
22-053	922 N. Broad St	Elora McDougald	High Grass	4/14/2022	5/26/2022	CLOSED TOWN ABATEMENT \$100
22-054	W. Church St	MCMILLAN J F & % TOMMIE DAVIS	High Grass	4/18/2022	5/23/2022	CLOSED OWNER COMPLIANCE
22-055	39 Lynnridge Drive	SAMMISHETTY NAGARAJ	Fence Permit	4/23/2022	5/2/2022	CLOSED Permit issued 4/1/22
22-056	255 W. Depot St.	Mateo Morales	High Grass / Debris	4/21/2022		NOV issued 4/25/22
22-057	251 W. Church St	Mary Cheek	Pool - No Screen	4/27/2022	5/9/2022	CLOSED POOL REMOVED BY OWNER
22-058	202 W. Church St.	Lawrence Properties LLC	High Grass / Debris	4/27/2022	5/13/2022	CLOSED - Min. Housing Case 22-075
22-059	67 S. Cross St.	Terry McDougald	High Grass	4/27/2022	5/26/2022	CLOSED TOWN ABATEMENT \$100
22-060	261 W. Lillington	Hervey Holloway	High Grass	4/27/2022	5/26/2022	CLOSED TOWN ABATEMENT \$100
22-061	38 E. Lillington	Grover Vaughan	High Grass	4/27/2022	5/26/2022	CLOSED TOWN ABATEMENT \$100
22-062	492 N. Dunn St.	Angel Goodson / Ivanna Allen	High Grass	4/25/2022	4/28/2022	CLOSED owner compliance
22-063	138 W. Church St.	Edgar Lee / Beverly Pigford	High Grass	4/28/2022	5/11/2022	CLOSED NOV issued 4/28/22
22-064	42 Junny Rd	Dylan Evan	High Grass	4/25/2022	5/16/2022	CLOSED OWENR COMPLIANCE
22-065	1449 N. Raleigh St.	Joseph G Collins	Sturcture - Partially Destroyed	4/29/2022		NOV issued 5/2/22 Spoke with Mr. Collins - pending removal
22-066	110 S. Johnson	NC NC NC	High Grass	5/3/2022	5/19/2022	CLOSED NOV issued 5/3/22
22-067	N RALEIGH -PIN - 0674-63-8873.000	LUIHN VANTEDGE PARTNERS LLC	High Grass	5/3/2022		NOV issued 5/3/22
22-068	693 N BROAD ST	TRI-ARC FOOD SYSTEMS INC	High Grass	5/3/2022	5/9/2022	CLOSED OWNER COMPLIANCE
22-069	9706 Kennebec Church	ALBERMARLE PROPERTIES LLC	High Grass	5/5/2022	5/16/2022	CLOSED OWNER COMPLIANCE
22-070	8616 S NC 55 Hwy	COATS, MORRIS W	High Grass	5/5/2022	5/16/2022	CLOSED OWNER COMPLIANCE
22-071	122 S. Pleasant St.	Leander Williams	Trash in right of way	5/10/2022	5/16/2022	CLOSED OWNER COMPLIANCE
22-072	216 N. Broad St.	Mark Medlin	Storage Container	5/11/2022	On Hold	Pending notice (30 days)6/10/22 Deadline to remove Section 4.11.7.3
22-073	Logan Ct. / PIN - 0674-66-6553.000	Job Land LLC	High Grass	5/11/2022	5/26/2022	CLOSED OWNER COMPLIANCE NOV issued 5/11/22
22-074	408 Wimberly St	Leafy West	High Grass	5/16/2022	5/31/2022	CLOSED OWNER HAS CUT LOT - Email received 5/24/22
22-075	202 W. Church St.	Lawrence Properties LLC	Min. Housing	5/13/2022		Pending Inspection Request
22-076	191 W. Church St.	Michael Lawrence	High Grass	5/13/2022	5/18/2022	CLOSED On Site Notice 5/13/22
22-077	58 S. Dunn	ARNETTE HARRY L	High Grass	5/18/2022	5/23/2022	CLOSED OWNER COMPLIANCE
22-078	167 South Broad	GREGORY W H & GREGORY BEULAH	High Grass	5/18/2022		NOV 5/18/22
22-079	151 S. Broad	NEELY REBECCA LYNN	High Grass	5/18/2022		NOV 5/18/22
22-080	153 S. Broad	NEELY REBECCA LYNN	High Grass	5/18/2022		NOV 5/18/22
22-081	66 W. Williams	Sergio Cortez	Banner	5/19/2022		Pending 45 days (Sec. 10.5 Temp Sign)
22-082	188 Medical Dr.	Vision Workx	Change of Use	5/24/2022		Pending Application
22-083	256 Medical Dr.	Awning Works	Dumpster Screen	5/24/2022		NOV issued 5/25/2022
22-084	101 Medical Dr.	Wheeler Family Rentals LLC	High Grass	5/24/2022		NOV issued 5/25/2022
22-085	272 W. Church St.	A Square Property Solutions LLC	High Grass	5/26/2022		NOV issued 5/26/22
22-086	272 W. Church St.	A Square Property Solutions LLC	Min. Housing			Pending
22-087	202 W. Church St.	Lawrence Properties LLC	Min. Housing	5/26/3022		Inspection request 6/8/22 @10am
22-088	Ord. 13.11 Storage Yard	Automotive Storage Business	Storage Yard Ordinance	5/24/2022		Notice Issued 5/24/22 - Deadline 9/26/2022
22-089	559 N Raleigh St.	HUMABUILT CAPITAL LLC & DELL P DUNN LLC	Dumpster Screen	5/24/2022		Notice Issued 5/25/22
22-090	559 N. Raleigh St.	HUMABUILT CAPITAL LLC & DELL P DUNN LLC	Trash / Debris	5/24/2022		Notice Issued 5/25/22
22-091	W. Dupree St.	HUMABUILT CAPITAL LLC & DELL P DUNN LLC	High Grass	5/24/2022		Notice Issued 5/25/22
22-092	559 N. Raleigh St.	HUMABUILT ANGIER PLAZA FUND LLC	Graffiti - Vandalism	5/24/2022		Letter to owner
22-093	101 Cindy Ct.	Oak City Properties LLC - Alex	Fence- No Permit	5/26/2022		Emailed Alex 5/26/22

PARKS & RECREATION

MONTHLY REPORT
ANGIER PARKS & RECREATION
May 31, 2022

- The tennis court renovation/re-surfacing has been completed and looks great. Within hours of opening up our new tennis court/pickle ball court there were numerous people playing tennis and/or pickle ball on the newly renovated court.
- Spring sports practices and games are finishing up with all of our 60 teams this spring. We have navigated a record number of participants and teams along with weather and parking challenges this season. All in all, the spring season went great and was a huge success.
- Brian Starkey and other representatives from Withers/Ravenel will be presenting the Master Plan for the proposed new Park down at Campbell Street during our June 7 Board Meeting. We are very excited about the design and the location of the new proposed park.
- We are currently changing out some irrigation equipment at field 4 along with working to make the playing surface more durable for the upcoming seasons.
- We will washing and edging all fields along with aerating and top dressing all of the turf areas on the fields. This helps the playing areas play more safe and the turf is more durable.
- We are using the \$7,258 donation from the Angier Masonic Lodge (from the October 2021 Oyster Roast) to purchase new football helmets for our youth football league participants. A special thanks to the Angier Masonic Lodge for the generous donation to the Angier Parks and Recreation Department.

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

Date June 2, 2022
To Town Manager Gerry Vincent
From Garland L. Thompson, Jr

Subject Matter: May, 2022 Police Activities & Statistical Data

ABC Monthly Report is included in Board Packets

****Police activities for the month of May, consisted of 3,091 calls for Service/Officer initiated activities (call logs). Officers investigated 47 offenses. During these investigations 22 individuals were arrested on a total of 31 charges. 6 arrests were made due to outstanding warrants (warrant service). 2,437 Subdivision / Security checks were logged for the month of May. 26 traffic accident reports were created this month. 87 traffic citations were issued totaling 128 charges and 36 verbal or written warnings.**

- We held a Summer Safety & Awareness Class for the community.
- We purchased a 14' enclosed trailer for Alcohol Education Program.

Thank you,

Chief of Police
Garland L. Thompson, Jr.
gthompson@angier.org

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



Board:

Angier Town

Reporting Month / Year:

May-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		1
Total:		1

Controlled Substance Violations	At Permitted Establishment	Away From Permitted Establishment
Felony Drug Related Charges		6
Misdemeanor Drug Related Charges		6
Total:		12

Other Offenses	At Permitted Establishment	Away From Permitted Establishment
Driving While Impaired		1
All Other Criminal Charges		22
Total:		23

TOTAL CRIMINAL CHARGES:	36
--------------------------------	-----------

Agencies Assisted

Assistance Provided to Other Agencies	1
---------------------------------------	---

Remarks

2 DWI Check Points, 1 here in Angier and we assisted in 1 in Holly Springs
--

Reporting Officer / Title:

G.Thompson / Chief

Report Date:

5/31/2022

Call Log Call Type Summary

Angier Police Department

04/28/2022 - 06/01/2022

<No Call Type Specified>	4	911 Hang Up - 911 Hang Up	16
Alarm Activation - Alarm Activation	37	Animal Complaint - Animal Complaint	4
Assault - Assault	7	Assist EMS - Assist EMS	3
Assist Motorist - Assist Motorist	15	Assist Other Agency - Assist Other Agency - Law Enforcement	6
Breaking and Entering - Breaking and Entering	1	Business Walk Thru - Business Walk Thru	152
Careless and Reckless Vehicle - Careless and Reckless Vehicle	7	Citizen Complaint - Citizen Complaint	2
Code Enforcement - Code Enforcement	1	Communicate Threats - Communicate Threats	2
Crash - Traffic Accident	26	Direct Traffic - Direct Traffic	20
Disturbance - Disturbance	20	DOA - Dead On Arrival	2
Domestic Dispute - Domestic Dispute	14	Drug Activity - Drug Activity	3
Escort - Escort	6	Fight - Fight	1
Follow Up - Follow Up	3	Foot Patrol - Foot Patrol	13
Found Property - Found Property	1	Fraud - Fraud	2
H&R - Hit and Run	1	Larceny - Larceny	11
Lost Property - Lost Property	1	Mental Subject - Mental Subject	5
Missing Juvenile - Missing Juvenile	2	Noise Complaint - Noise Complaint	3
OD - Drug/Alcohol Overdose	1	Other Call - Other Call Not Listed	5
Property Damage - Property Damage	1	Runaway Juvenile - Runaway Juvenile	1
Security Check - Security Check	1,336	Sexual Assault - Sexual Assault	1
Stand-By - Stand-By	1	Subdivision Check - Subdivision Check	1,101
Suspicious Activity - Suspicious Activity	25	Suspicious Person - Suspicious Person	6
Suspicious Vehicle - Suspicious Vehicle	6	Traffic Checkpoint - Traffic Checkpoint	1
Traffic Stop - Traffic Stop	164	Trespassing - Trespassing	11
TWO - Talk With Officer	16	Unauthorized Use of Motor Vehicle - Unauthorized Use of Motor Vehicle	1
Warrant Service - Warrant Service	12	Welfare Check - Welfare Check	11

Total Number Of Calls: 3,091

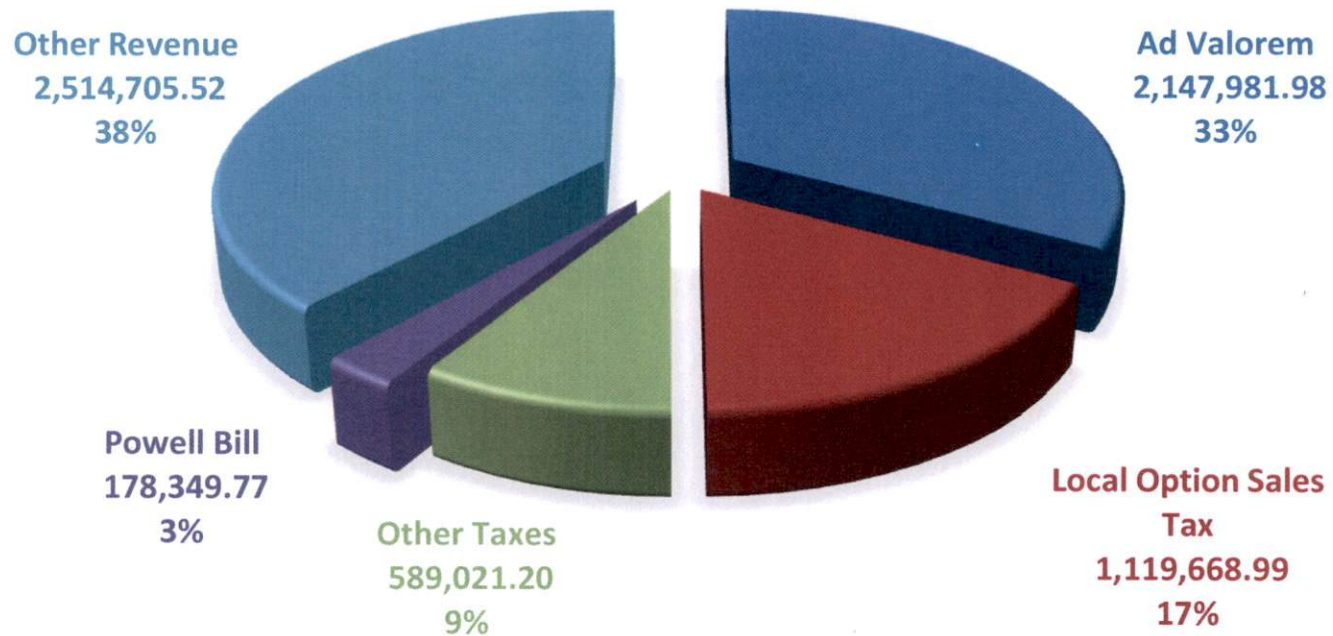
FINANCE



Town of Angier

April 2022 Financial Report

GENERAL FUND REVENUE (INCLUDING POWELL BILL)





General Fund Departments



Administration
0.165

Police
0.242

Planning &
Inspections
0.077

Streets &
Sanitation
0.154

Library
0.033

Depot
0.012

Inter-Fund
Transfers...

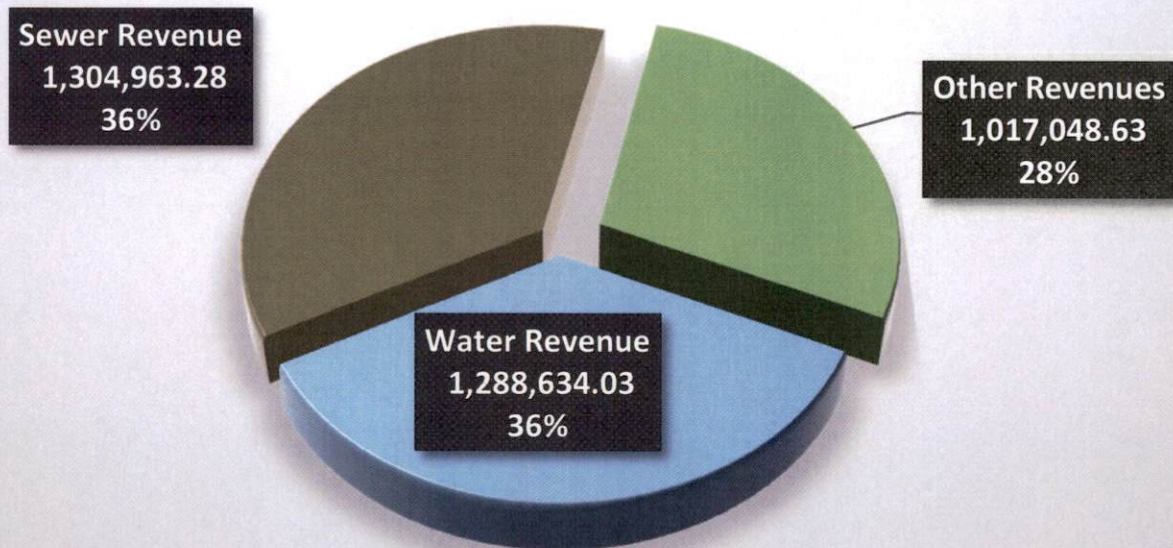
Your Tax Dollar at Work

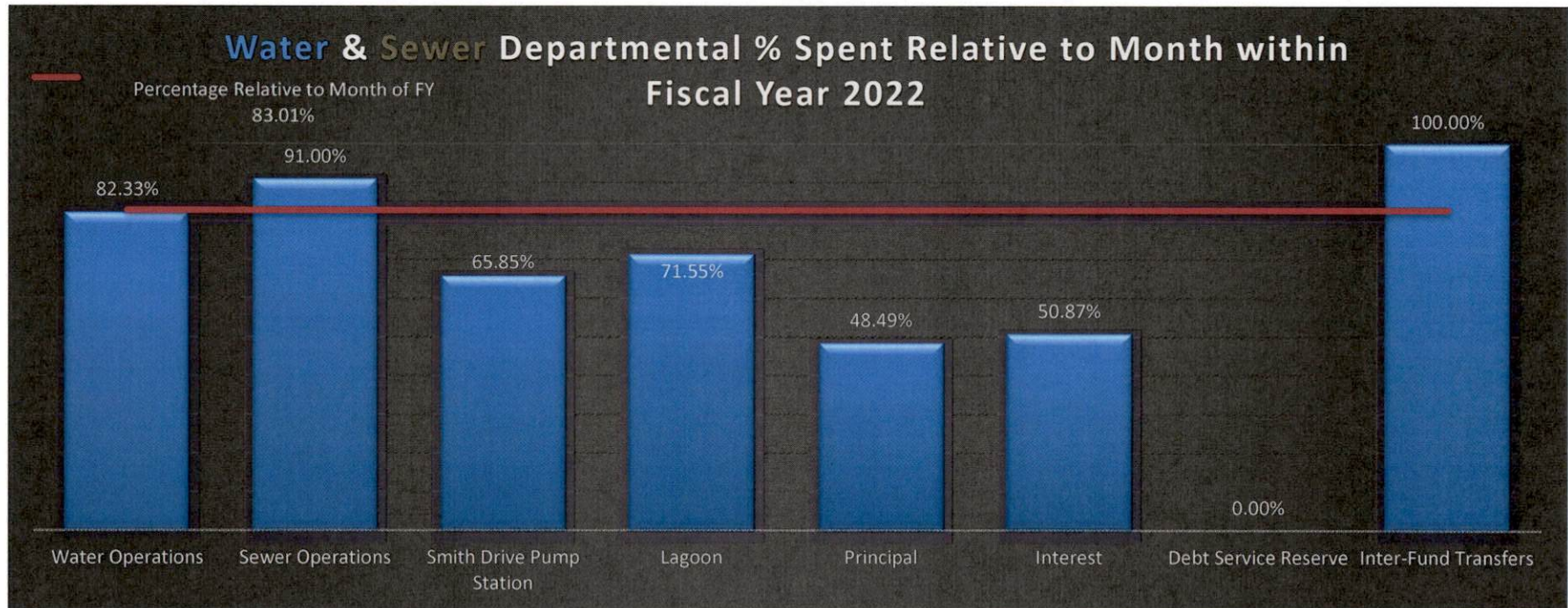
Cents to the Dollar

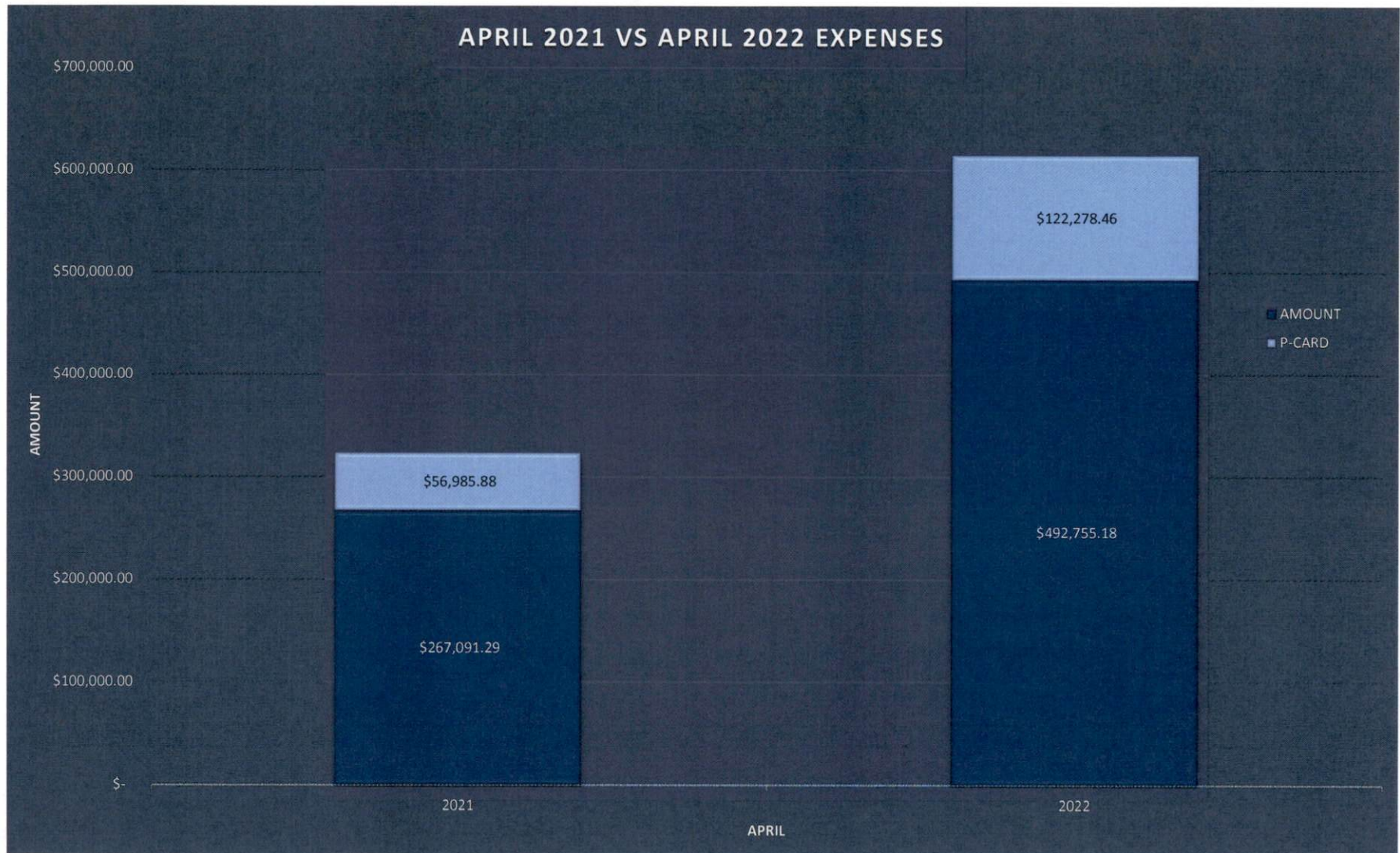




Water & Sewer Fund Revenue

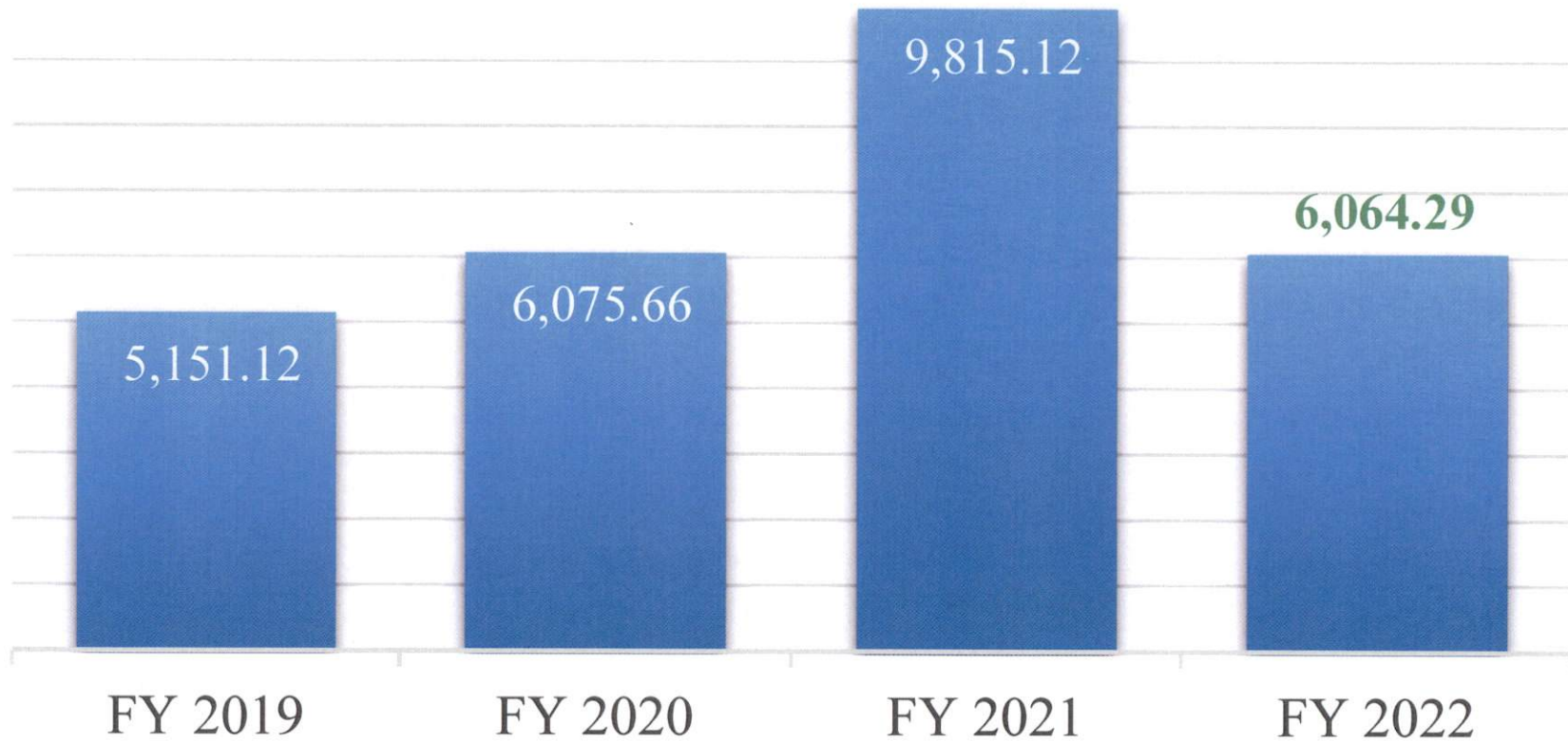








(Recovered Utility Delinquencies)





	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	\$ 15,940.00	\$ 2,907.00	\$ 50.00	\$ 3,730.00	\$ 1,297.00	\$ (158.00)
February	\$ 8,990.00	\$ 2,450.00	\$ 250.00	\$ 10,190.00	\$ 3,800.00	\$ 675.00	\$ 1,200.00	\$ 1,350.00	\$ 425.00
March	\$ 7,049.61	\$ 2,170.00	\$ 75.00	\$ 9,460.00	\$ 4,643.00	\$ 75.00	\$ 2,410.39	\$ 2,473.00	\$ -
April	\$ 6,540.00	\$ 2,065.00	\$ 100.00	\$ 8,250.00	\$ 4,450.00	\$ 150.00	\$ 1,710.00	\$ 2,385.00	\$ 50.00
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	\$ 98,259.60	\$ 31,970.00	\$ 1,525.00	\$ 801.96	\$ 11,950.00	\$ 442.00



Statement of Revenues & Expenditures (as of April 30, 2022)

General Fund				
	Budget	YTD	Variance	Percentage
Revenues:				
Ad Valorem Taxes	2,108,503	2,147,981.98	39,478.98	101.87%
Motor Vehicle Tax	284,100	243,137.23	(40,962.77)	85.58%
Local Option Sales Tax	1,286,242	1,119,668.99	(166,573.01)	87.05%
Other Taxes	439,830	345,883.97	(93,946.03)	78.64%
Restricted Intergovernmental	144,055	138,761.75	(5,293.25)	96.33%
Permits and Fees	586,701	615,564.23	28,863.23	104.92%
Recreation Department Fees	67,515	84,894.09	17,379.09	125.74%
Investment Earnings	8,200	1,638.58	(6,561.42)	19.98%
Other General Revenues	291,724	306,116.47	14,392.47	104.93%
Fund Balance Appropriated	1,626,416	1,372,790.00	(253,626.00)	84.41%
Total Revenues	6,843,286	6,376,437.29	(466,848.71)	93.18%
Expenditures:				
	Budget	YTD	Variance	Percentage
Administration	1,080,137	967,178.09	112,958.91	89.54%
Police Department	1,776,757	1,415,742.58	361,014.42	79.68%
Planning & Inspections Department	600,052	452,970.19	147,081.81	75.49%
Streets & Sanitation Department	1,139,660	900,880.18	238,779.82	79.05%
Parks & Recreation Department	461,052	382,528.16	78,523.84	82.97%
Library Department	241,955	193,698.17	48,256.83	80.06%
Depot	81,099	72,985.66	8,113.34	90.00%
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	1,372,790.00	1,372,790.00	-	100.00%
Total Expenditures	6,843,286	5,848,556.36	994,729.64	85.46%
Revenues over Expenditures (Spread) ----->		527,880.93		

Statement of Revenues & Expenditures (as of April 30, 2022)

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



Statement of Revenues & Expenditures (as of April 30, 2022)

General Capital Reserve Fund				
	Budget	YTD	Variance	Percentage
Revenues:				
Transfer from G/F - Junny/Willow	45,000	223,250.00	178,250.00	496.11%
P&R Development Fees	78,500	140,100.00	61,600.00	178.47%
Municipal Building	1,890,000	1,540,323.00	(349,677.00)	81.50%
Fund Balance Appropriated	-	-	-	0.00%
Total Revenues	2,013,500	1,903,673.00	(109,827.00)	94.55%
Expenditures:				
Transfer to Junny/Willow Project	45,000	-	45,000.00	0.00%
Transfer to P&R Project	78,500	-	78,500.00	0.00%
Transfer to Municipal Building Project	1,890,000	693,855.00	1,196,145.00	36.71%
Total Expenditures	2,013,500	693,855.00	1,319,645.00	34.46%
Revenues over Expenditures (Spread) ----->		1,209,818.00		

Statement of Revenues & Expenditures (as of April 30, 2022)

Municipal Building Project Fund				
	Budget	YTD	Variance	Percentage
Revenues:				
Interest Earned	-	-	-	0.00%
Transfer from General Fund	319,590	319,590.00	-	100.00%
Transfer from General Fund CRF	693,855	693,855.00	-	100.00%
Total Revenues	1,013,445	1,013,445.00	-	100.00%
Expenditures:				
Preconstruction Department	84,577.00	52,400.00	32,177.00	62%
Architectural Department	928,868	744,445.84	184,422.16	80.15%
Total Expenditures	1,013,445	796,845.84	216,599.16	78.63%
Revenues over Expenditures (Spread) ----->		216,599.16		



Statement of Revenues & Expenditures (as of April 30, 2022)

Booster Club				
	Budget	YTD	Variance	Percentage
Revenues:				
Interest Earned	-	-	-	0.00%
Booster Club Proceeds	44,585	44,585.85	0.85	100.00%
Total Revenues	44,585	44,585.85	0.85	100.00%
Expenditures:	Budget	YTD	Variance	Percentage
UNIFORMS	350	-	350.00	0.00%
PRINTING & PUBLISHING	425	425.00	-	100.00%
Professional Services	10,000	-	10,000.00	0.00%
Contract Services	16,758	2,438.37		14.55%
Capital Outlay	17,052	14,612.99		85.70%
Total Expenditures	44,585	17,476.36	27,108.64	39.20%
Revenues over Expenditures (Spread) ----->		27,109.49		

Statement of Revenues & Expenditures (as of April 30, 2022)

Powell Bill Fund				
	Budget	YTD	Variance	Percentage
Revenues:				
Vehicle Licenses	19,500	15,381.04	(4,118.96)	78.88%
Interest on Investments	12	8.32	(3.68)	69.33%
State Street - Aid	162,960	162,960.41	0.41	100.00%
Fund Balance Appropriated	168,570	-	(168,570.00)	0.00%
Total Revenues	351,042	178,349.77	(172,692.23)	50.81%
Expenditures:	Budget	YTD	Variance	Percentage
Equipment Maintenance	35,042	2,339.34	32,702.66	6.68%
Fuel	6,000	5,592.11	407.89	93.20%
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%
Total Expenditures	351,042	38,878.45	312,164	11.08%
Revenues over Expenditures (Spread) ----->		139,471.32		



Statement of Revenues & Expenditures (as of April 30, 2022)				
American Rescue Plan Act & CARES Act Fund				
	Budget	YTD	Variance	Percentage
Revenues:				
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	-	100.00%
Total Revenues	1,830,227	967,353.33	(862,873.67)	52.85%
Expenditures:				
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	16,169.34	78,310.66	17.11%
General Fund Utilization	10,000	-	10,000.00	0.00%
Total Expenditures	1,830,227	16,169	1,814,057.66	0.88%
Revenues over Expenditures (Spread) ----->		951,183.99		

Statement of Revenues & Expenditures (as of April 30, 2022)				
HWY 210/Park Street Sidewalk Project Fund				
	Budget	YTD	Variance	Percentage
Revenues:				
NC Department of Transportation	585,394	104,952.14	(480,441.86)	17.93%
PAYMENT IN-LIEU OF SIDEWALK	20,000	20,000.00	-	100.00%
Transfer from General Fund	266,120	250,833.00	(15,287.00)	94.26%
Total Revenues	871,514	375,785.14	(495,728.86)	43.12%
Expenditures:				
Engineering	12,663	-	12,663.00	0.00%
Construction	848,101	199,265.90	648,835.10	23.50%
Total Expenditures	860,764	199,265.90	661,498.10	23.15%
Revenues over Expenditures (Spread) ----->		176,519.24		



Statement of Revenues & Expenditures (as of April 30, 2022)

Water & Sewer Fund				
	Budget	YTD	Variance	Percentage
Revenues:				
Water Sales	1,445,000	1,288,634.03	(156,365.97)	89.18%
Sewer Sales	1,679,905	1,304,963.28	(374,941.72)	77.68%
Investment Earnings	18,000	930.23	(17,069.77)	5.17%
Late Fees/Reconnections	70,000	100,019.60	30,019.60	142.89%
Other Operating Revenues	1,146,248	916,098.80	(230,149.20)	79.92%
Transfer from W/S Capital Reserve	-	-	-	0.00%
Total Revenues	4,359,153	3,610,645.94	(748,507.06)	82.83%
Expenditures:	Budget	YTD	Variance	Percentage
Water Operations	1,783,419	1,468,287.83	315,131.17	82.33%
Sewer Operations	1,226,362	1,115,944.29	110,417.71	91.00%
Smith Drive Regional Pump Station	578,149	380,733.72	197,415.28	65.85%
Lagoon	71,943	51,473.45	20,469.55	71.55%
Debt Service				0.00%
Principal	283,423	137,427.95	145,995.05	48.49%
Interest	124,272	63,213.93	61,058.07	50.87%
Debt Service Reserve	15,700	-	15,700.00	0.00%
Inter-Fund Transfers	275,885	275,885.00	-	100.00%
Total Expenditures	4,359,153	3,492,966.17	866,186.83	80.13%
Revenues over Expenditures (Spread) ----->		117,679.77		

Statement of Revenues & Expenditures (as of April 30, 2022)

NC Department of Environmental Quality Water Line Project (Option 8) Fund				
	Budget	YTD	Variance	Percentage
Revenues:				
Interest Earned	5	-	(5.00)	0.00%
NC DEQ Distribution	100,000	84,014.00	(15,986.00)	84.01%
Total Revenues	100,005	84,014.00	(15,991.00)	84.01%
Expenditures:	Budget	YTD	Variance	Percentage
Professional Fees (Engineering)	10,000	-	10,000.00	0.00%
Capital Outlay (Construction)	90,005	-	90,005.00	0.00%
Total Expenditures	100,005	-	100,005.00	0.00%
Revenues over Expenditures (Spread) ----->		84,014.00		



Statement of Revenues & Expenditures (as of April 30, 2022)				
Water & Sewer Capital Reserve Fund				
	Budget	YTD	Variance	Percentage
Revenues:				
Pump Stations & Force Main	75,000	75,000.00	-	100.00%
Harnett County Sewer Capacity	200,885	200,885.00	-	100.00%
Total Revenues	275,885	275,885.00	-	100.00%
Expenditures:				
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) ----->		275,885.00		

Statement of Revenues & Expenditures (as of April 30, 2022)				
Pump Stations & Force Main Capital Project Fund				
	Budget	YTD	Variance	Percentage
Revenues:				
Interest Earned	-	24.99	24.99	0.00%
Loan Proceeds	3,241,083	3,349,000.00	107,917.00	103.33%
Loan Proceeds	635,200	-	(635,200.00)	0.00%
Total Revenues	3,876,283	3,349,024.99	(527,258.01)	86.40%
Expenditures:				
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	250,511.56	2,171,834.44	10.34%
Total Expenditures	3,876,283	396,503.01	3,479,779.99	10.23%
Revenues over Expenditures (Spread) ----->		2,952,521.98		



Statement of Revenues & Expenditures (as of April 30, 2022)				
Asset Forfeiture Fund				
	Budget	YTD	Variance	Percentage
Revenues:				
Unauthorized Substance Use Distribution	1,290	-	(1,290.00)	0.00%
Federal Equitable Sharing Distribution	28,710	-	(28,710.00)	0.00%
Total Revenues	30,000	-	(30,000.00)	0.00%
Expenditures:				
Unauthorized Substance Use Dept.				
<i>Reserved</i>				
Safety Equipment	-	-	-	0.00%
Capital Outlay	1,290	-	-	0.00%
<i>Reserved</i>				
Federal Equitable Sharing Dept.				
<i>Reserved</i>				
Safety Equipment	-	-	-	0.00%
Capital Outlay	28,710	-	-	0.00%
<i>Reserved</i>				
Total Expenditures	30,000	-	-	0.00%
Revenues over Expenditures (Spread) ----->		-		



Statement of Revenues & Expenditures (as of April 30, 2022)

System Development Fee (Buy-In Method)

	Budget	YTD	Variance	Percentage
Revenues:				
Interest on Investments	5	-	(5.00)	0.00%
SDF (Water Buy-In Method)	35,000	85,557.75	50,557.75	244.45%
SDF (Sewer Buy-In Method)	104,000	257,228.00	153,228.00	247.33%
Total Revenues	139,005	342,785.75	203,780.75	246.60%
Expenditures:	Budget	YTD	Variance	Percentage
Harnett County WWTP Expansion	139,005	-	139,005.00	0.00%
Total Expenditures	139,005	-	139,005.00	0.00%
Revenues over Expenditures (Spread) ----->		342,785.75		

Statement of Revenues & Expenditures (as of April 30, 2022)

System Development Fee (Incremental Cost Method)

	Budget	YTD	Variance	Percentage
Revenues:				
Interest on Investments	-	-	-	0.00%
SDF (Water Incremental Method)	1,039	2,886.25	1,847.25	277.79%
Total Revenues	1,039	2,886.25	1,847.25	277.79%
Expenditures:	Budget	YTD	Variance	Percentage
Transfer to Capital Project Fund	1,039	-	1,039.00	0.00%
Total Expenditures	1,039	-	1,039.00	0.00%
Revenues over Expenditures (Spread) ----->		2,886.25		