



*Board of Commissioners  
Regular Meeting  
Agenda*

**Tuesday, July 5, 2022  
6:30 PM**

Location: 28 N Raleigh Street, Angier, NC 27501

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**Call to Order**

**Pledge of Allegiance**

**Invocation**

**Approval of Agenda**

**Presentation**

- 1. National Parks & Recreation Month Proclamation**

**Public Comment**

**Consent Agenda**

- 1. Approval of Minutes**
  - June 7, 2022 – Regular Meeting
  - June 21, 2022 – Work Session

**Public Hearings**

- 1. Voluntary Annexation Petition Submitted by Roger Howard Dupree**
  - A petition for Annexation was submitted by Roger Howard Dupree requesting to annex 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). A Sufficiency of the Petition and a Certification of Results were issued in June; a date to set the public hearing was approved in June 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. Conditional Rezoning Request – Submitted by DRB Group**
  - Application submitted by DRB Group to rezone approximately 92 acres located on Tippet Road and Roy Adams Road (**Harnett** PINs: 0673-45-5069; 0673-44-2149.000 & 0673-53-1625.000) from RA-30 to CZ R-6.

**3. Rezoning Request – Submitted by Gemstone Homes**

- a. Application submitted by Gemstone Homes to rezone approximately 0.34 acres located at 562 Circle Dr., Angier, NC (**Harnett** PIN: 0684-00-5778.000) from R-10 to R-6.

**4. Rezoning Request – Submitted by David Card**

- a. Application submitted by David Card to rezone approximately 0.69 acres located at 635 Tippet Road, Angier, NC (**Harnett** PIN: 0673-65-1967.000) from RA-30 to R-15.

**5. Text Amendment – Police Department Ordinance Violations for Enforcement**

- a. Staff has drafted amendments of the Ordinance as it relates to Police Ordinance Violations for Enforcement

**New Business**

**1. Road Closure Requests**

- a. Consideration and approval of a road closure request by Courtney & Bob Jusnes for July 16, 2022 “Rock ‘n Rides”
- b. Consideration and approval of a road closure request by Angier Chamber of Commerce for September 9<sup>th</sup> & 10<sup>th</sup> “Crepe Myrtle Celebration”
- c. Consideration and approval of a road closure request by Angier Chamber of Commerce for December 1, 2022 “Christmas on the Square”
- d. Consideration and approval of a road closure request by Angier Chamber of Commerce for December 3, 2022 “Christmas Parade”

**Manager’s Report**

**Staff Reports**

**Mayor and Town Board Reports**

**Adjourn**

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

# PRESENTATION



# **PROCLAMATION**

## **Designation of July as Park and Recreation Month**

**WHEREAS**, parks and recreation programs are an integral part of communities throughout this country, including the Town of Angier; and

**WHEREAS**, parks and recreation promotes health and wellness, improving the physical and mental health of people who live near parks; and

**WHEREAS**, parks and recreation promotes time spent in nature, which positively impacts mental health by increasing cognitive performance and well-being, and alleviating illnesses such as depression, attention deficit disorders, and Alzheimers; and

**WHEREAS**, parks and recreation encourages physical activities by providing space for popular sports, hiking trails, swimming pools and many other activities designed to promote active lifestyles; and

**WHEREAS**, parks and recreation is a leading provider of healthy meals, nutrition services and education; and

**WHEREAS**, parks and recreation programming and education activities, such as out-of-school time programming, youth sports and environmental education, are critical to childhood development; and

**WHEREAS**, parks and recreation increases a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

**WHEREAS**, parks and recreation is fundamental to the environmental well-being of our community; and

**WHEREAS**, parks and recreation is essential and adaptable infrastructure that makes our communities resilient in the face of natural disasters and climate change; and

**WHEREAS**, our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

**WHEREAS**, the U.S. House of Representatives has designated July as Parks and Recreation Month; and

**WHEREAS**, the Town of Angier recognizes the benefits derived from parks and recreation resources.

**NOW, THEREFORE**, be it resolved that I **Robert K. Smith**, Mayor of the Town of Angier proclaim July as Parks and Recreation Month in the Town of Angier.



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Robert K. Smith, Mayor

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused to be affixed the Great Seal of the Town of Angier on this fifth day of July in the year of our Lord Two Thousand Twenty-Two.



# CONSENT AGENDA

**Town of Angier  
Board of Commissioners  
Tuesday, June 7, 2022, 6:30 P.M.  
Angier Municipal Building  
28 North Raleigh Street  
Minutes**

The Town of Angier convened during a regularly scheduled Board of Commissioners meeting on Tuesday, June 7, 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 "Jr." Price

**Members Excused:**

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

**Others Present:**

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

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

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

**Approval of the June 7, 2022 meeting agenda:** The Town Board unanimously approved the agenda as presented.

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

**Motion:** Mayor Pro-tem Hawley

**Vote:** 4-0; unanimous



## **Presentation**

Brian Starkey, landscape architect with *WithersRavanel*, presented the Future Park Master Plan. The purpose of preparing the Town Park Master Plan and the planning process conducted of this 110-acre, Town owned property was to: define community recreational needs and aspirations; determine the capacity of the project site for park development; explore opportunities and alternatives for park development; identify a shared vision for park development; and position the Town to pursue grants and other funding. Currently, the 110-acre site is located near Campbell Street and is landlocked. The park will not be developed until development occurs on the adjacent parcels. Out of the 110-acres; 35 acres of this property is wetlands.

Several community meetings took place that included: December 16<sup>th</sup> – site analysis and programming; February 17<sup>th</sup> – concept plans; and March 31<sup>st</sup> – Draft master plan. Part of these meetings were for the community to be able to voice desired amenities. Surveys were also available to the public as well as social media engagements.

Mr. Starkey reviewed several different concept designs that aided in the making of the draft masterplan and later the final design. Probable construction costs are anywhere between \$12.8 – 19.4 million.

## **Public Comment**

Brian Hawley, 49 Kerrylane Dr., voiced that he didn't feel like some things discussed at the May 17<sup>th</sup> meeting were handled appropriately. He had submitted a public records request with the Town regarding the money spent towards the new Town Hall. He found that those funds were spent for architectural fees and blueprints and in his opinion feels those funds were not being lost. Mr. Hawley also spoke on his concerns regarding Whole Vet as he has requested financial records from this non-profit organization; to which they acknowledged, however did not produce. He requested the Board to look into the non-profit prior to approving their events in Town.

Mike Palladino, 957 Bellewood Gardens Drive, addressed the Board and asked what the time frame would be for completion of the proposed water infrastructure improvements as his subdivision is still experiencing water pressure issues.

Mr. Vincent responded that funds were received by the General Assembly through the American Rescue Plan. Requests for Qualifications have been advertised, which the Town will accept next week. Staff will then decide on which engineer to select and bring to the Board for approval. Engineering will then begin of the core water system and elevated water storage tank. The elevated water storage tank along with the improvements to the core system of the water lines will improve the water system through Bellewood and all of the downtown area. Engineering can take 4-6 months, give or take. Once engineering is complete, it then goes back before the Board for project cost approval. Completion will likely be in 2023.

Elizabeth Watson, 925 Bellewood Gardens Drive, shared her concern about the continued lack of water pressure in the Bellewood subdivision. She had her home inspected for the one-year inspection that was conducted in April 2022. The inspection showed her water pressure reading of 20psi which has decreased as additional homes were built.

Dolores Price, 129 N Broad Street W, spoke about how the Board needs to conduct themselves professionally and to please keep Closed Session items in Closed Session. She also wanted to share that she also didn't appreciate the way the May 17<sup>th</sup> meeting was conducted.

Sheveil Harmon, 95 Honeycutt Dr., thanked the Town staff for all they do for the community and voiced how disappointed she was to hear the new Town Hall will no longer be built.

### **Consent Agenda**

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

- a. March 25, 2022 – Board Retreat
- b. May 17, 2022 – Regular Meeting

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

**Motion:** Commissioner Coats

**Vote:** 4-0, unanimous

### **Public Hearings**

#### **1. Voluntary Annexation Petition – Vann Stephenson**

Planning Director Sean Johnson stated that staff received a voluntary annexation petition submitted by Vann Stephenson requesting to annex approximately 74.716 acres located at 1251 N. Raleigh St., Angier (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 Ordinance #A006-2022 to Extend the Corporate Limits of Town.

Mr. Johnson pointed out that the Angier Board of Adjustment has already approved the master plan for a mixed-use development on this property in question. This is the White Oak Creek Crossing planned unit development with approximately 370 residential units plus some commercial tracks for future development along the future Highway 55 bypass corridor. This property will have entrances both to North Raleigh Street as well as Rawls Church Road.

Mayor Smith opened the Public Hearing.

Seeing no one, Mayor Smith closed the Public Hearing.

**Board Action:** The Town Board voted to adopt Ordinance #A006-2022 to Extend the Corporate Limits of Town totaling approximately 74.716 acres located at 1251 Raleigh St., Angier; submitted by Vann Stephenson (Harnett PIN: 0674-46-8078.000).

**Motion:** Commissioner Kazakavage

**Vote:** 4-0; unanimous



## **2. Voluntary Annexation Petition – Sandra V. Stephenson/Peggy V. Hardison**

Planning Director Sean Johnson stated that staff received a voluntary annexation petition submitted by Sandra V. Stephenson & Peggy V. Hardison requesting to annex approximately 17.675 acres located on NC 55 W. (Harnett PIN: 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 Ordinance #A007-2022 to Extend the Corporate Limits of Town.

Mayor Smith opened the Public Hearing.

Mr. Johnson stated that the Angier Board of Adjustment has also already approved the mixed-use development including townhomes and single-family lots with a total of 88 units.

Tom Woerner, 234 Cambridge Dr., asked to give him an idea of where the property in question sits in relation to the Cambridge subdivision. Mr. Johnson stated the property in question is located south of the Cambridge subdivision, and the development plan includes substantial buffering along the Cambridge subdivision.

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

**Board Action:** The Town Board voted to adopt Ordinance #A007-2022 to Extend the Corporate Limits of Town totaling approximately 17.675 located on NC 55 W., Angier; submitted by Sandra V. Stephenson & Peggy V. Hardison (Harnett PIN's: 0673-94-3543.000 & 0673-93-4853.000).

**Motion:** Commissioner Kazakavage

**Vote:** 4-0; unanimous

## **3. Rezoning Request – Stuart Matthews & Morris Coats**

Planning Director Sean Johnson stated that staff has received a rezoning application request from Stuart Matthews & Morris Coats for approximately 2.17 acres located at 8616 S. NC 55 HWY, Angier, NC (Wake PIN: 0674587359) from RA-30 to General Commercial. The property is currently vacant and surrounding land uses include retail, restaurant, professional services and the Charter School. Public water and sewer services are available. The proposed rezoning is in line with the commercial mixed-use designation on the Future Land Use Plan. At their May 10, 2022 meeting, the Planning Board recommended approval of the requested rezoning.

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 request for approximately 2.17 acres located at 8616 S. NC 55 HWY, Angier, NC (Wake PIN: 0674587359) from R-30 to General Commercial.

**Motion:** Commissioner Price

**Vote:** 4-0; unanimous

#### **4. Rezoning Request – Neal Eichhorn**

Planning Director Sean Johnson stated that staff has received a rezoning application request from Neal Eichhorn for approximately 0.48 acres located at 324 S. Raleigh St., Angier (Harnett PIN: 0673-67-9663.000) from R-10 to General Commercial. The property is currently vacant and surrounding land uses include single family, multifamily, restaurant, retail, and medical uses. Public water and sewer services are available. The proposed rezoning 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. At their May 10, 2022 meeting, the Planning Board recommended approval.

Mayor Smith opened the Public Hearing.

Trudy Stephenson Chappell, 456 S. Raleigh St., asked what the property in question will be used for and if it will impact her property as she is directly behind said property.

Town Attorney Dan Hartzog, Jr. stated we are not permitted to ask how the property will be used, as all uses permitted in the proposed zoning district would be allowed.

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

**Board Action:** The Town Board voted unanimously to approve the rezoning request for approximately 0.48 acres located at 324 S. Raleigh St., Angier (Harnett PIN: 0673-67-9663.000) from R-10 to General Commercial.

**Motion:** Mayor Pro-tem Hawley

**Vote:** 4-0; unanimous

#### **Old Business**

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

Planning Director Sean Johnson stated staff has received a voluntary annexation petition submitted by Roger Howard Dupree for approximately 91.85 acres located on Tippet Road & Roy Adams Road, Angier (Harnett PIN's: 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 date for the Public Hearing as July 5, 2022.



**Board Action:** The Town Board unanimously voted to approve Resolution #R014-2022 to Fix a Date for Annexation Public Hearing submitted by Roger Howard Dupree for July 5, 2022.

**Motion:** Mayor Pro-tem Hawley

**Vote:** 4-0, unanimous

## 2. **Junkyard (Storage Yard) Ordinance Discussion**

Commissioner Price thanked the Planning Board for all of their work on this Ordinance.

Mayor Pro-tem Hawley suggested hosting a round table for other text amendments to get the community more involved.

Mr. Hartzog, Jr. stated the Board can always conduct a Public Hearing whether its required or not and invite anyone they would like to attend. He also stated that, if the Board wishes to revoke a junkyard's grandfathered status based on ownership change, language will need to be included in the ordinance addressing conveyance of property specifically.

**Board Action:** The Town Board unanimously voted to require all new businesses that fall under the Junkyard (Storage Yard) Ordinance be required to follow the Ordinance as written. The Board also requested that staff send out an additional letter to those businesses notifying them of the intent to allow existing non-conforming junkyards to remain grandfathered until conveyance of their property. Once the Board has a final, revised version of the Ordinance a Public Hearing will be set for approval.

**Motion:** Mayor Pro-tem Hawley

**Vote:** 4-0, unanimous

## New Business

### 1. **Road Closure**

Community Development Coordinator Heather Keefer introduced Dale Robbins from Whole Vet who is requesting a road closure for an upcoming event downtown.

Dale Robbins, 3233 Virginia Creeper Ln., Willow Spring, expressed his gratitude to the Board and Town that have supported him through the years. The road closure request is for the first annual *Motor Muscle Excursion* with the theme this year being "unity of community". Cars, trucks, jeeps, and bikes from *I-95 Muscle* in Hope Mills will stop at the Veteran Memorial Park in Lillington where participants will be able to meet members of the Veteran Treatment Corp and Veterans Upward Bound. They will then end up in Angier where Ellington Studios has agreed to play for them.

Mayor Smith asked how Ellington Studios would work into this program.

Mr. Robbins stated they will be utilizing the Depot Stage and will play for those in attendance as they did last year.

Mayor Pro-tem Hawley asked how long the road closure is for.

Ms. Keefer stated the road closure would be until 3pm. The Morning Market event begins at 9am and would close Lillington Street subsequently closing Broad Street for the afternoon for a few hours to park cars. We would know ahead of time how many participants prior to the excursion as this is a pre-registered event. Whole Vet would be renting the depot space under the non-profit fee structure.

Commissioner Coats asked if Mr. Robbins had an issue with producing non-profit records to the Town to rent facilities.

Mr. Robbins explained that Whole Vet became a non-profit in North Carolina in 2017. He stated he has no problem with producing those records for well intentioned requests. When the request was made by Mr. Hawley, his attorney advised him on how to respond. Whole Vet is a 501(c)(3) and files with the IRS a 994 and because of the amount of funds brought in so far, they file a 990 postcard. The 990 postcard was filed the last 3 years; legally all he would have to provide is the 990 postcard filed with the IRS. The budget for Whole Vet is not broken down into revenue and expenditures.

Commissioner Coats asked if the Town verifies validation or the standing of a charity.

Mr. Hartzog, Jr. stated it would be a simple matter of reviewing the 501(c)(3) filings to confirm, however if there's question regarding the legitimacy of the 501(c)(3) that is not the Town's role.

Brian Hawley, 49 Kerrylane Dr., spoke of his concerns regarding Whole Vet and stated he requested specific information via email. His request was the production of financial reports for years 2018, 2019, and 2020 seeking all donations made, revenue generated, and expenditures including salaries paid. The response to his email by Whole Vet was that his request was received. Mr. Hawley also received a written response by certified mail stating the same. To date, nothing has been produced. Mr. Hawley has concerns as to how monies are being spent and doesn't want to see his tax dollars being used to provide security or other things for organizations that refuse to comply with a simple request.

**Board Action:** The Town Board voted to approve the road closure request for September 17, 2022 Motor Muscle Excursion contingent upon receipt of Whole Vet's 990 postcard.

**Motion:** Commissioner Coats

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

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

### **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. Board of Commissioners/Budget Work Meetings: Last week, June 2<sup>nd</sup>, Hans and 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 21<sup>st</sup>.
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.

### **Mayor & Town Board Reports**

Mayor Pro-tem Hawley made a statement informing the public that the Mayor, Commissioners, and Town Manager all care about the Town employees and the situation they are in right now. Town Hall is only being delayed and not off the table. Due to the unknown of the economy, we are trying to be fiscally conservative for the constituents. Infrastructure is the number one priority right now.

Mr. Vincent stated the Board has tabled the project, but the Town has not lost any funds spent to date. All parties understand the Town Hall is on hold and we have all of the information we need along with the guaranteed max price. The cost of a new Town Hall at a later date is unknown.

Commissioner Price stated that he and the Mayor had said some things that shouldn't have been said out of frustration at the May 17<sup>th</sup> meeting. *The Daily Record* made the article regarding the Town seem like there was a secretive deal had been going on between him and Senator Burgin. When Commissioner Price was contacted, he was only given a short amount of time to respond to the newspaper. He wanted to go on record stating that the information printed was misinformation and explained he had already apologized to Sen. Burgin personally.

**Board Action:** The Town Board unanimously voted to go into Closed Session pursuant to NCGS 143-318.11 (a)(5) to discuss property acquisition at approximately 8:40pm.

**Motion:** Mayor Pro-tem Hawley

**Vote:** 4-0, unanimous

**Board Action:** The Town Board unanimously voted to reconvene in open session at approximately 9:04pm.

**Motion:** Commissioner Price

**Vote:** 4-0, unanimous

**Board Action:** The Town Board unanimously voted to acquire a 20' utility easement from 4 property owners to repair an existing 4' sewer line that serves the Mi Cancun Restaurant; costs of acquiring properties are being negotiated.

Harnett County PIN#'s

- 0673-78-2815.000
- 0673-78-1865.000
- 0673-78-3701.000
- 0673-78-2711.000

**Motion:** Mayor Pro-tem Hawley

**Vote:** 4-0, unanimous

**Adjournment:** Being no further business, the Town Board voted unanimously to adjourn the meeting at 9:05pm.

**Motion:** Commissioner Price

**Vote:** 4-0; unanimous

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Robert K. Smith, Mayor

Attest:

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Veronica Hardaway, Town Clerk

**Town of Angier  
Board of Commissioners  
Work Session  
Tuesday, June 21, 2022, 6:30 P.M.  
Angier Municipal Building  
28 North Raleigh Street  
Minutes**

The Town of Angier convened during a regularly scheduled Board of Commissioners Work Session meeting Tuesday, June 21, 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 via *Zoom*

**Members Absent:**

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

**Others Present:**

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

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

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

**Business Items**

**1. Public Hearing regarding the FY2022-2023 General & Utility Fund Budgets**



Town Manger Gerry Vincent presented the recommended FY2022-2023 General & Utility Fund Budgets. He advised that the levied property tax rate reduced from \$0.53 to \$0.49 per \$100 valuation. The General Fund Budget is recommended at \$6,501,512 which is a 28% increase over last year. The Utility Fund Budget is recommended at \$3,372,205 which is a 22.5% decrease over last year. A cost of living adjustment to be effective July 1<sup>st</sup> at 4%.

Mayor Smith opened the Public Hearing.

Mayor Smith called for comments from the Board as well as those in attendance. Seeing no one, the Mayor entertained a motion.

**Board Action:** The Town Board unanimously adopted the FY2022-2023 General & Utility Fund Budgets and Budget Ordinance.

**Motion:** Commissioner Price

**Vote:** 4-0, unanimous

## **2. Resolutions #R015-2022 and #R016-2022 Authorizing Harnett and Wake Counties to Levy and Collect Property Taxes for the Town of Angier**

Mayor Smith explained a Resolution needs to be adopted in order for Harnett and Wake Counties to collect Angier taxes.

**Board Action:** The Town Board unanimously voted to adopt Resolutions #R015-2022 and #R016-2022 to allow Harnett and Wake Counties to collect Angier taxes.

**Motion:** Commissioner Coats

**Vote:** 4-0, unanimous

## **3. Budget Amendment #13**

Finance Director Hans Kalwitz stated that this Budget Amendment pertains to the General Fund, Municipal Building Fund, Booster Club Fund, Water & Sewer Fund, and the Pump Station #1 & Force Main Fund. The General Fund received \$352,929 beyond anticipation. A bit of this revenue pertains to the Library grant and donation revenue lines; resulting in respective Library expenditure line increases in allowable spending. Much of the additional revenue will be appropriated to expenditure lines that may have potential overages.

For cash flow purposes, the Municipal Building Fund will receive a transfer from the General Fund. This is surety regarding our audit and may be transferred back to the General Fund during FY22-23. The Booster Club Fund is an intra-departmental amendment, whereby a re-appropriation from one expenditure line to another will take place to cover the purchase of football helmets. The Water & Sewer Fund has received \$194,707 beyond anticipation and will be

appropriated among expenditure lines that may, after forecasting out, exceed allowable spending. The Pump Station #1 & Force Main Fund has an amendment to simply cover forecasted overages.

**Board Action:** The Town Board unanimously approved Budget Amendment #13 that pertains to the General Fund, Municipal Building Fund, Booster Club Fund, Water & Sewer Fund, and the Pump Station #1 & Force Main Fund.

**Motion:** Commissioner Kazakavage

**Vote:** 4-0, unanimous

#### **4. Resolution #R017-2022 to Accept American Rescue Plan Funding from the State Fiscal Recovery Fund in the amount of \$400,000**

Mr. Vincent explained that an approved Resolution by the Board is required by the Department of Environmental Quality prior to accepting funding. These funds will be matched to begin recommended mitigation measure #3 of the Southwest Drainage Basin Study.

**Board Action:** The Town Board unanimously voted to adopt Resolution #R017-2022 to Accept American Rescue Plan Funding from the State Fiscal Recovery Fund in the amount of \$400,000.

**Motion:** Mayor Pro-tem Hawley

**Vote:** 4-0; unanimous

#### **5. Library Consolidation Plan Agreement**

Town Manager Gerry Vincent stated that in early May, he met with the County Manager to discuss a draft agreement. In the agreement, under Section II, Operation #H - Facilities, all buildings, grounds, and other facilities used by the library will remain the property of Angier; the lease rent will be \$0 (free), based on the County's acknowledgement that any renovation of the existing facility be considered by the County. This agreement will take effect August 1, 2022.

Under Section III, Employees #D - Vacation Leave, it was agreed upon that Angier would pay the outstanding vacation leave for employees to the County so that the employees would maintain their balance for planned vacations in 2022, however, because it is considered a liability, the County would request Angier to pay out any and all outstanding leave balances, and the County will honor planned vacations in 2022.

The financial impact of the agreement is listed on page 5, Section IV Finances: Division of Expenditures Schedule. For FY23, Angier will contribute 2/3 of its total budget (Library Department), FY24, Angier will contribute 1/3, and FY25, Angier will contribute \$0.



**Board Action:** The Town Board unanimously voted to approve the Library Consolidation Plan Agreement between the Town of Angier and Harnett County effective August 1, 2022.

**Motion:** Commissioner Coats

**Vote:** 4-0; unanimous

## **6. Police Department Proposed Ordinance Violations for Enforcement**

Chief Thompson explained the history of the Police Department's Ordinances that were in place where they could issue citations. Some adjustments need to be made on how the department operates currently. The department looked to other agencies to see what they were doing in terms of Ordinances and fees.

Sgt. Pollard reviewed the proposed violation sheet outlining fees to be charged along with the cited Ordinances. The proposed sheet explains what violators are being charged for and instructions on how to pay fines. He also reviewed Ordinance violations the Town of Angier can and should enforce such as; illegally parked vehicles, animal complaints, littering, noise, disorderly conduct, and trespassing. Sgt. Pollard explained that if the Town wishes for an ordinance to carry a penalty of an infraction or misdemeanor, it must specifically state this in the ordinance. He requested the Town of Angier vote on, not only the proposed amended parking violation language, but also assessable fines for violations. A vote to adopt the Town Ordinances in its entirety so that the ordinances can be enforced by the Town of Angier Police Department or by the Town of Angier's Code Enforcement Officer with the assessable fines. The Angier Board of Commissioners must also vote for a time frame in which fees per violation must be paid by.

Town Attorney Dan Hartzog, Jr. stated that, due to the extent of amendments proposed, he recommended a Public Hearing and also offered to assist in creating a panhandling ordinance.

It was the consensus of the Board to hold a Public Hearing on July 5, 2022 regarding the proposed Police Ordinance Violations. The Board proposed the following changes: an increase to the Traffic, Vehicles & Parking fines from \$25 to \$50; First Offense \$50; Second Offense \$75; Third or Subsequent Offense \$150; fines are to be paid within 30 days.

**Board Action:** The Town Board unanimously voted to go into Closed Session pursuant to NCGS 143-318.11 (a)(5) to discuss price and other material terms of a contract or proposed contract at approximately 7:16pm.

**Motion:** Commissioner Coats

**Vote:** 4-0; unanimous

**Board Action:** The Town Board unanimously voted to reconvene in open session at approximately 8:01pm.

**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 8:02pm.

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

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**MEETING DATE:** July 5, 2022  
**PREPARED BY:** Sean Johnson  
**ISSUE:** Voluntary Annexation Petition  
**CONSIDERED:**  
**DEPARTMENT:** Planning & Inspections

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### SUMMARY OF ISSUE:

Staff has received a voluntary annexation petition from 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 Board 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

**Ordinance No.:** A008-2022  
**Date Adopted:** July 5, 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 Roger Howard Dupree, on April 22, 2022, to annex the area described in said petition and inclusive to Harnett County (Harnett County PIN#s: 0673-45-5069.000; 0673-44-2149.000 & 0673-53-1625.000) 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, July 5, 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 July 5, 2022;

*Being more particularly 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' 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.*

Section 2. Upon and after July 5, 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 5<sup>th</sup> day of July, 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



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
- ☒ 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 22<sup>nd</sup> 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

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.

OWNER

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

TOWN OF ANGIER

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 ANGLERS UDO. THE MINIMUM LOT REQUIREMENTS FOR THE SUBJECT ZONING DISTRICT HAVE BEEN MET.

SUBDIVISION ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_



LEGEND

Subject Property Lines Surveyed	●
Adjoining Property Lines Not Surveyed	○
Adjoining Property Lines Surveyed (M)	△
Fence Line	CF
Stream Centerline	IF
Easement Line	IP
Overhead Electric Line	IS
Right of Way Line	IR
Iron Property Corner Found	IA
Iron Property Corner Set	PK
Corner Point	DB
Iron Pipe Found	MB
Iron Pipe Set	PG
Iron Rebar Found	NP
Iron Stake Found	NS
Iron Axle Found	NA
PK Nail Found	PKF
PK Nail Set	PKS
Dead Book	DB
Map Book	MB
Plot Book	PB
Plot Cabinet	PC
Page Number	PG
Not or Formerly	NF

PROPERTY INFORMATION

TAX MAP PARCEL ID NUMBERS:  
0406T3 0011, 0406T3 0011 01, 0406T3 0014

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

ZONING: RA-30

2. OWNER INFORMATION

ROGER HOWARD DUPREE  
1301 PEARIDGE RD  
ANSWER NC 27501

3. NO NCSS MONUMENT WITHIN 2000' OF SUBJECT PROPERTY. THE INITIAL COORDINATES FOR THIS PROJECT WERE PRODUCED FROM NC66 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 STAN ASSOCIATES, P.A. IN 1985 AND WAS NOT RECORDED. PER A CONVERSATION WITH THE SURVEYOR WHO PERFORMED THE SURVEY RIGHT OF WAY WAS NOT EXTENDED THROUGH TO THE SOUTHERN PROPERTY LINE.

B. 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

II. MORRIS & RITCHE ASSOCIATES OF N.C., PC, CAN ONLY LOCATE UTILITIES THAT ARE ABOVE GROUND. THE METHOD 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 811. 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 EARTHMOVING 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.

I, CALLED TROY CLAYTON SR., CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GROUND (CONVENTIONAL) AND GPS SURVEY MADE UNDER MY SUPERVISION. THIS SURVEYED PROPERTY LINES SHOWN ARE BASED UPON THE DATA OBTAINED HEREON. THAT THE BOUNDARIES OF THE SURVEYED PROPERTY 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 6.5, 47-30 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 14th DAY OF APRIL, A.D., 2022.

CALIB TRON CLAYTON SR. PLS NC REG. NO. L-3806

**FLOOD CERTIFICATION**  
UPON EXAMINATION OF FLOOD INSURANCE RATE MAP, PANEL  
NUMBER 0662 OF COMMUNITY NUMBER 370522 (ANGIER, TOWN  
OF), BEARING MAP # 37120066200L 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 1% ANNUAL CHANCE FLOODPLAIN.

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

DB NO. 21602

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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DATE: 04-12-2022

DRAWN BY: CTC

REVIEW BY: JMK

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

5605 CHAPEL HILL RD STE 112

RALEIGH, NC 27607

(984) 200-2103

LICENSE # C-4182

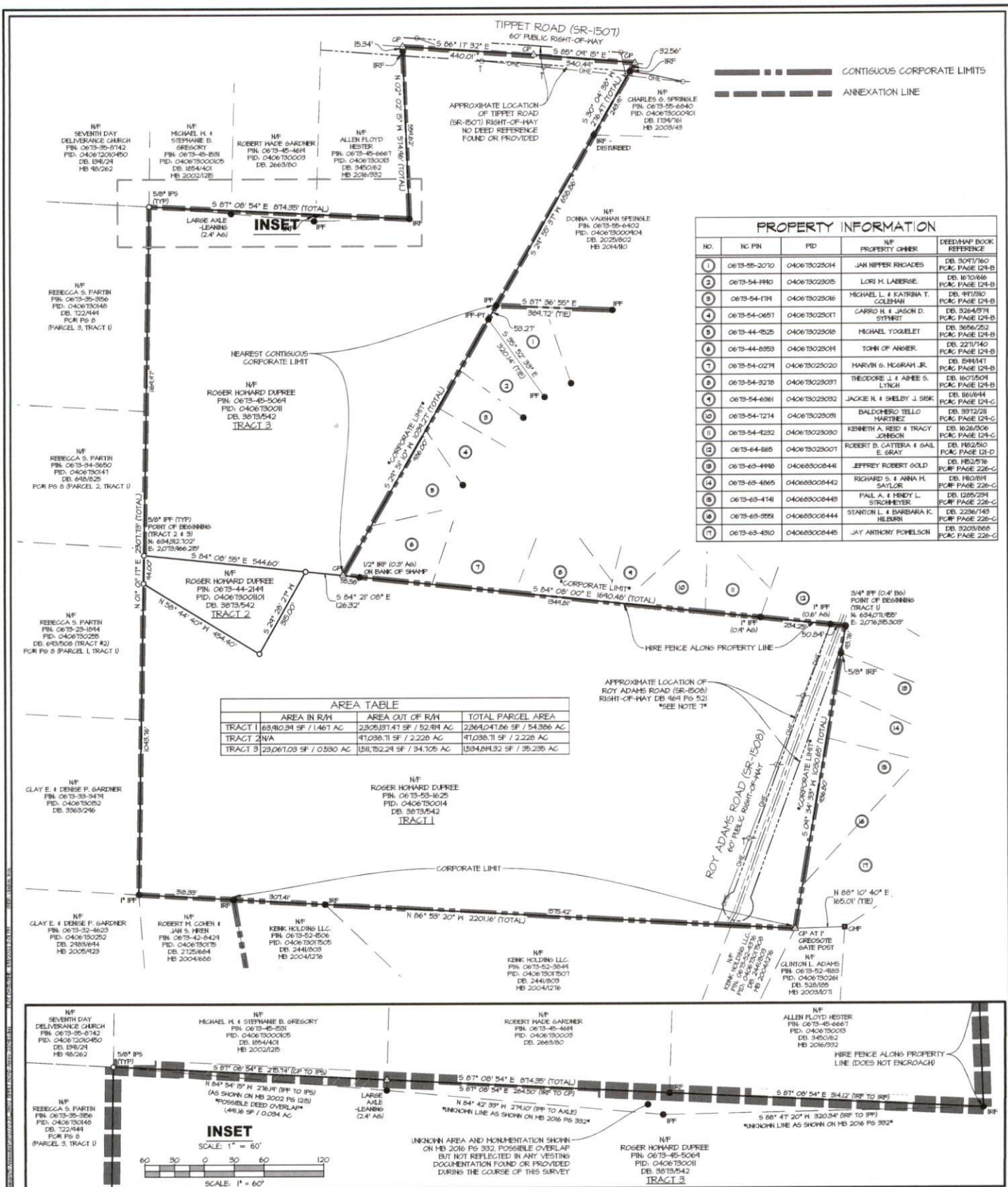
WWW.MRAGTA.COM  
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ANNEXATION PLAT

PROPERTY OF: ROGER HOWARD DUPREE  
TIPPET ROAD AND ROY ADAMS ROAD  
ANGIER, NC 27501

TOWN OF ANGIER - HARNETT COUNTY - NORTH CAROLINA





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

JOB NO.: 21602

SCALE: AS SHOWN

DATE: 04-12-2022

DRAWN BY: CTC

REVIEW BY: JMK



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

5605 CHAPEL HILL RD, STE 112

RALEIGH, NC 27607

(984) 200-2103

LICENSE # C-4182

WWW.MRAGTA.COM

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**ANNEXATION PLAT**  
PROPERTY OF: ROGER HOWARD DUFREE  
TIPPET ROAD AND ROY ADAMS ROAD  
ANGIER, NC 27501  
TOWN OF ANHIER - HARRIETT 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.





## Board of Commissioners Agenda Report

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

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**MEETING DATE:** July 5, 2022  
**PREPARED BY:** Sean Johnson  
**ISSUE:** Rezoning Request  
**CONSIDERED:**  
**DEPARTMENT:** Planning & Inspections

---

### SUMMARY OF ISSUE:

Staff has received a rezoning request from Cindy Szwarcop with DRB group for approximately 92 acres owned by Roger Dupree and located on Tippet Road and Roy Adams Road.

The current zoning is RA-30 and the requested zoning is CZ R-6.

The Planning Board recommended approval of the rezoning request with the proposed conditions at their June 14th meeting.

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

### FINANCIAL IMPACT: N/A

**RECOMMENDATION:** Staff recommends approval of the requested rezoning with the proposed conditions.

**REQUESTED MOTION:** I move to approve the rezoning request to CZ R-6 with the proposed conditions.

### REVIEWED BY TOWN MANAGER:

### Attachments:

Rezoning Application  
Staff Report  
Proposed Zoning Conditions

# Town of Angier

P.O. Box 278

Angier, NC 27501

919-639-2071



Robert K. Smith  
Mayor



Gerry Vincent  
Town Manager

**Public Hearing:** July 5, 2022

**Conditional Rezoning Request:** CZ R-6 District

**Applicant:** DRB Group North Carolina, LLC

**Parcels in Question:** Tippet Road/Roy Adams Road, Angier, NC

Harnett PINs: 0673-45-5069, 0673-44-2149, and 0673-53-1625

## **Conditions To Be Incorporated Into The Zoning Regulations:**

1. The Parcels In Question Shall Only Be Developed With Single Family And Townhome Residential Lots
2. The Following Uses Shall Be Prohibited: Boarding/Rooming Houses, Family Care Homes, Multi-Family Residential Apartments, Multi-Family Residential Condominiums, Office And Service Uses, Retail Uses
3. There Shall Be No More Than 271 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.
4. There Shall Be No More Than 19 Lots Developed For Townhomes.
5. At Least 28 Lots Shall Be Greater Than 10,000sqft. All Lots Directly Adjacent To The Clearfield Subdivision Shall Be At Least 10,000sqft.
6. The Minimum Building Setbacks Shall Be As Required In The R-6 District
7. There Shall Be A Minimum Of 25 Acres Of Total Open Space Preserved In The Proposed Subdivision, Of Which A Minimum Of 5 Acres Shall Be Active Recreational Open Space. Open Shall Be Developed In Accordance With Chapter 6 Of The Angier Zoning Ordinance.
8. There Shall Be A 10ft Type C Landscape Buffer Installed Along Roy Adams Road And Tippet Road
9. There Shall Be A 15ft Type A Landscape Buffer Installed Along The Rear Of The Proposed Townhome Lots
10. 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 Frontages On Tippet Road And Roy Adams Road Which Stubbs To Each Adjacent Property.

# Town of Angier

P.O. Box 278

Angier, NC 27501

919-639-2071



Robert K. Smith  
Mayor



Gerry Vincent  
Town Manager

11. There Shall Be An Eastbound Right-Turn Lane Installed On Tippet Road At The Intersection Of Tippet Road And NC 55 (S. Raleigh Street) With 100 Feet Of Storage And Appropriate Deceleration And Taper Length. This Turn Lane Shall Be Constructed To NCDOT Standards.
12. There Shall Be A Left-Turn Lane Installed On Tippet Road At The Intersection Of Tippet Road And Roy Adams Road. This Turn Lane Shall Be Constructed To NCDOT Standards.
13. There Shall Be A Left-Turn Lane Installed On Tippet Road Which Serves The Proposed Development Entrance (Site Access 1). This Turn Lane Shall Be Constructed To NCDOT Standards.

In accordance with N.C.G.S. 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.

By signing below, both the Town of Angier and DRB Group North Carolina, LLC agree to the conditions listed above, which will be incorporated into the zoning regulations for the parcels in question.

Cindy Szwarczkop, AICP  
DRB Group North Carolina, LLC

Robert K. Smith  
Chairman, Angier Board of Commissioners  
Town of Angier





## REZONING STAFF REPORT

File #: 2022-000493  
Staff Contact: Sean Johnson  
sjohnson@angier.org (919) 331-6702

Planning Board: June 14, 2022

Public Hearing: July 5, 2022

### Requested Rezoning: R-10 to CZ R-6

#### Applicant Information

##### Owner of Record:

Name: Roger Dupree  
Address: 1307 Pearidge Rd  
City/State: Angier, NC

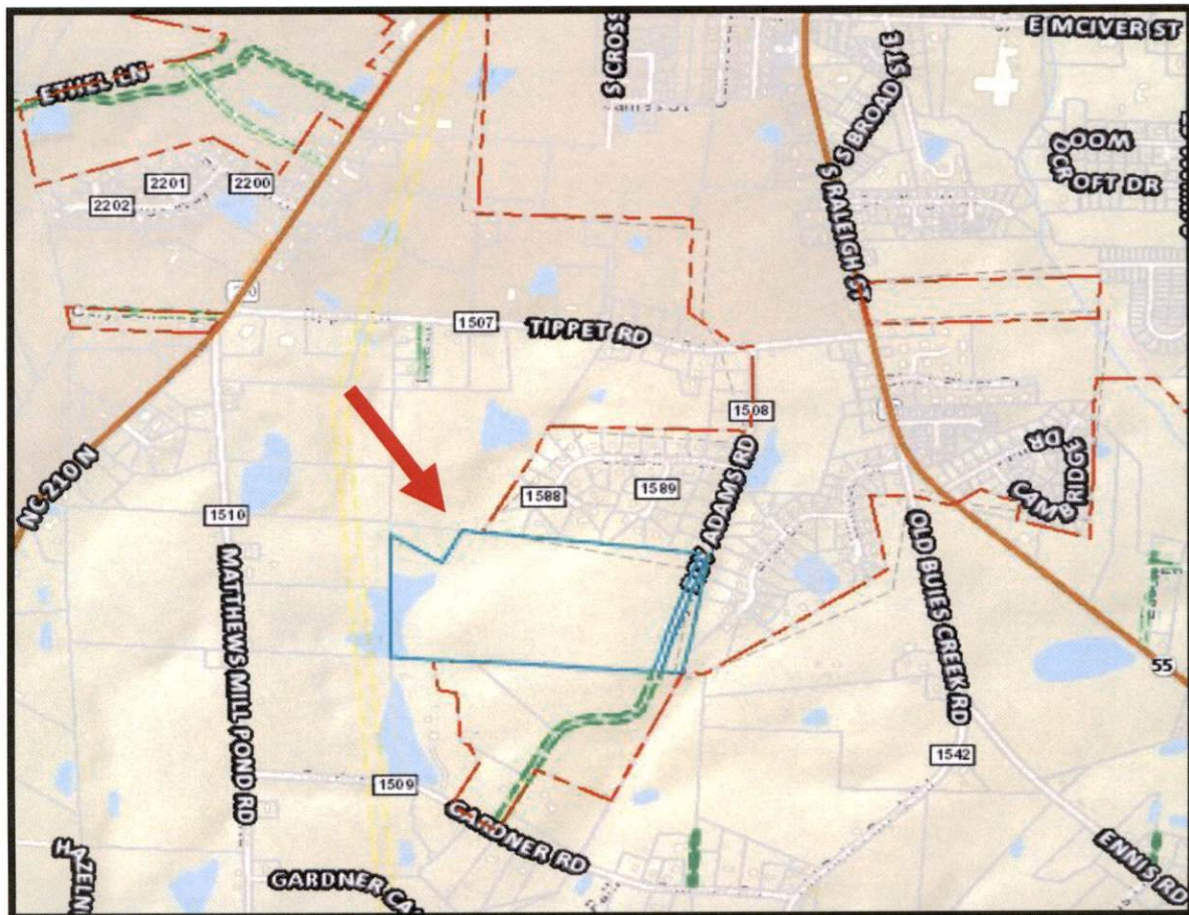
##### Applicant:

Name: Cindy Szwarcop (Dan Ryan Builders)  
Address: 3000 RDU Center Dr  
City/State: Morrisville, NC

#### Property Description

PIN(s): 0673-45-5069.000, 0673-44-2149.000, 0673-53-1625.000      Acreage: 91.849 Acres  
Address: Tippet Rd/Roy Adams Rd

#### Vicinity Map





## Zoning Compatibility



	CURRENT	PROPOSED
	RA-30	CZ R-6
Min. Lot Size	30,000sqft	6,000sqft
Parks & Recreation Facilities	P	
Single Family	P	P
Multi-Family		P* (19 THs)
Schools	P	
Retail		
Restaurant		
Services		
Churches	S	
Governmental Use	SP	Special Use P
Agriculture		

## Physical Characteristics



Aerial Photograph (2021)

**Site Description:** 92 acre property, currently farmed, with ponds and wooded areas.

**Surrounding Land Uses:** Surrounding Land Uses include low & medium density residential, as well as agricultural uses.

## Services Available

Water:

☒ Public (Upon Extension by Developer)

☐ Private (Well)

Sewer:

☒ Public (Upon Extension by Developer)

☐ Private (Septic Tank)

Transportation:

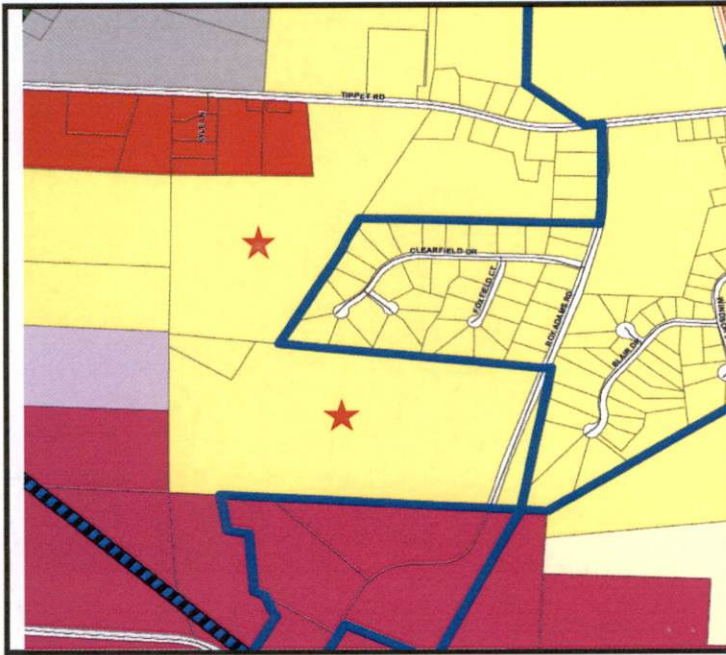
Accessed by Tippet Rd & Roy Adams Rd



## Proposed Conditional Rezoning Plan







**Future Land Use Map (2021)**

	<b>REQUESTED ZONING</b>	<b>LAND USE</b>
	<b>CZ R-6</b>	<b>MDR</b>
Parks & Rec Facilities		
Single Family	<b>P</b>	✓
Multi-Family	<b>P*(19 THs)</b>	✓
Churches		
Schools		
Professional Offices		
Retail Uses		
Restaurants		
Governmental Uses		
Distribution		
Manufacturing Uses		

**The Proposed Rezoning Includes A Maximum Of 271 Units, Which Equates To 2.95 Units Per Acre.**

**This Proposal *Is 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 residential uses compatible with those surrounding homes.
- ☒ Yes ☐ No The requested zoning district is COMPATIBLE with the existing Land Use Classification.  
REASONING: The requested zoning is in line with 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 residential uses compatible with those surrounding homes.
- ☐ Yes ☒ No The request is for a SMALL SCALE REZONING and should be evaluated for reasonableness  
REASONING: The proposed conditional rezoning will allow single family homes similar to those adjacent districts.

---

## Staff Recommendation

The Rezoning In Question Is In Line With The Medium Density Residential Designation Shown On The Future Land Use Map.

With The Staff Proposed Conditions List Provided, It Is Recommended That This Rezoning Request Be **APPROVED**.

## STANDARDS OF REVIEW

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

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

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

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

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

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

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



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TOWN OF ANGIER STANDARDS AND SPECIFICATIONS

## SYMBOLS AND ABBREVIATIONS

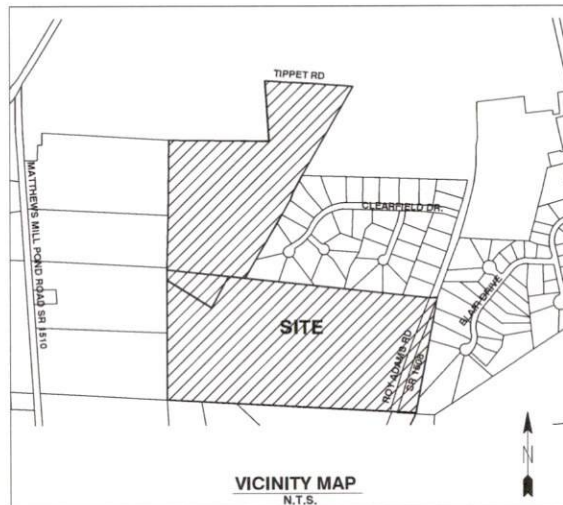
ABC	ADJUSTABLE BASE COURSE	■	EXISTING CURB INLET
ALUM	ALUMINUM	□	EXISTING GRATE INLET/YARD INLET
AST2	ALUMINIZED STEEL - TYPE 2	⊕	EXISTING FLAMED END SECTION
B-B	BACK TO BACK	⊖	EXISTING FIRE HYDRANT
BOA	BLOW-OFF ASSEMBLY	⊕	EXISTING BLOW-OFF ASSEMBLY
CAS	CURB AND GUTTER	⊕	EXISTING GATE VALVE
CFS	CUBIC FEET PER SECOND	⊕	EXISTING REDUCER
CI	CURB INLET	⊕	EXISTING WATER METER
CL	CENTER LINE	⊕	EXISTING SAN SEWER MANHOLE
CMP	CONCRETE METAL PIPE	⊕	EXISTING CLEAN OUT
CO	CLEAN OUT	⊕	EXISTING POWER POLE
COM	COMMUNICATION	⊕	EXISTING TELEPHONE PEDESTAL
CONC	CONCRETE	⊕	EXISTING AREA LIGHT
DCV	DOUBLE CHECK VALVE	⊕	EXISTING SIGN
DDCV	DOUBLE DETECTOR CHECK VALVE	⊕	NEW CURB INLET
DI	DROP INLET	⊕	NEW GRATE INLET/YARD INLET
DIP	DUCTILE IRON PIPE	⊕	NEW FLAMED END SECTION
EASE	EASEMENT	⊕	NEW FIRE HYDRANT
ELEC	ELECTRIC	⊕	NEW BLOW-OFF ASSEMBLY
EX	EXISTING	⊕	NEW GATE VALVE
FH	FIRE HYDRANT	⊕	NEW REDUCER
FM	FORCE MAIN	⊕	NEW WATER METER
FT	FEET	⊕	NEW TEE
FT/SEC	FEET PER SEC	⊕	NEW PLUG
GALV	GALVANIZED	⊕	NEW MANHOLE
GV	GATE VALVE	⊕	NEW CLEAN OUT
HDP	HIGH DENSITY POLYETHYLENE	⊕	NEW SIGN
L	LENGTH	⊕	IRON PIPE
LF	LINEAR FEET	⊕	BENCHMARK
MH	MANHOLE	⊕	TEMP SALT FENCE
PAVE	PAVEMENT	⊕	TEMP TREE PROTECTION FENCE
PE	FINISHED PAD ELEVATION	⊕	TEMP COMBINATION SALT/TREE PROTECTION FENCE
PP	POWER POLE	⊕	TEMP DIVERSION DITCH
PVC	POLYVINYL CHLORIDE	⊕	DISTURBED LIMITS
R	RADIUS	⊕	STREAM
R/W	RIGHT-OF-WAY	⊕	EXISTING GAS LINE
RED	REDUCER	⊕	EXISTING COMMUNICATIONS LINE
RCF	REINFORCED CONCRETE PIPE	⊕	EXISTING UNDERGROUND TELEPHONE
RP2	REDUCED PRESSURE ZONE	⊕	EXISTING UNDERGROUND ELECTRIC
SS	SANITARY SEWER	⊕	EXISTING OVERHEAD ELECTRIC
STA	STATION	⊕	EXISTING WATER LINE
TSD	TEMPORARY DIVERSION DITCH	⊕	EXISTING SANITARY SEWER FORCE MAIN
TELE	TELEPHONE	⊕	EXISTING SANITARY SEWER
TSD	TEMPORARY DIVERSION DITCH	⊕	EXISTING STORM DRAINAGE
UG	UNDERGROUND	⊕	NEW STORM DRAINAGE
W/C	WELLEDOWN TAMP	⊕	NEW WATER LINE
W/L	WATER LINE	⊕	NEW SANITARY SEWER
WM	WATER METER	⊕	NEW SANITARY SEWER FORCE MAIN
YI	YARD INLET	⊕	NEW GAS MAIN

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE TOWN OF ANGIER AND NCDOOT

# DUPREE FARMS SUBDIVISION

TOWN OF ANGIER, HARNETT COUNTY, NORTH CAROLINA

TOWN OF ANGIER PROJECT NO.



VICINITY MAP  
N.T.S.

## SHEET INDEX

COVER	
C0.1	ALTA/NSPS LAND TITLE SURVEY
C1.1	SITE PLAN
C1.2	SITE PLAN WITH AERIAL

### OWNER:

ROGER HOWARD DUPREE  
1307 PEARIDGE RD  
ANGIER, NC 27501

CONTACT: ROGER HOWARD DUPREE  
EMAIL: ROGERDUPREE1952@YAHOO.COM

### DEVELOPER:

DAN RYAN BUILDERS -  
NORTH CAROLINA, LLC  
3000 RDU CENTER DRIVE, STE 202  
MORRISVILLE, NC 27560

CONTACT: CINDY SZWARCOP, AICP  
PHONE: (919) 244-5899  
EMAIL: cszwarcop@drbggroup.com

THESE PROPERTIES DO NOT LIE WITHIN A  
FEMA FLOOD HAZARD AREA PER FIRM  
NUMBER 3720066200J DATED OCTOBER 10,  
2006.



### ENGINEER:

**BNK**

BASS, NIXON & KENNEDY, INC.  
CONSULTING ENGINEERS  
6310 CHAPEL HILL ROAD, SUITE 250  
RALEIGH, NORTH CAROLINA 27607  
TELEPHONE: (919) 851-4422  
FAX: (919) 851-8968

CERTIFICATION NUMBERS: NCBELS (C-0110)  
NCBOLA (C-0267)

CONTACT: KIRBY R. BELL, JR., PE CPESC  
EMAIL: Robbie.Bell@BNKinc.com

TOWN OF ANGIER PROJECT NO.

03-22069 DUPREE FARMS SUBDIVISION PRELIMINARY SUBMITTAL





THIS PLAN, WHICH IS A PRELIMINARY DESIGN, IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS.



WETLANDS EXIST ON-SITE  
NO FLOODPLAINS EXIST ON-SITE

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE TOWN OF ANGIER, NCDOT, AND LAND QUALITY SECTION.

CONCEPTUAL PLANS ONLY, LOT YIELD AND LAYOUT SUBJECT TO CHANGE BASED ON FINAL DESIGN AND APPROVALS

Dupree Farms Conditional Zoning Map  
Amendment Request:  
Reasons subject properties (Pins 067-45-5069, 0673-44-2149, and 0673-53-1625) from R-30 to C2-R-6.

Consistency Statement:  
The proposed project includes up to 271 residential units equating to a maximum density of 3.33 units per acre which is in accord with the Future Land Use Map designation of medium density residential. Given the residential nature of the surrounding area and the proposed project density, the request to rezone to C2-R-6 is reasonable and consistent with the Comprehensive Land Use Plan.

Zoning Conditions:  
1. The subject parcels shall be developed with single-family and townhome residential lots.  
2. There shall be no more than a total of 271 lots on the subject parcels.  
3. The minimum single family lot size shall be 6,000 square feet.  
4. There shall be at least 28 lots greater than 10,000 square feet.

The following uses shall be prohibited:  
• Boarding and/or rooming Houses.  
• Family Care Homes  
• Multi-Family Residential Apartments  
• Multi-Family Residential Condominiums  
• Office and Service Uses  
• Retail Uses

#### LOT DATA

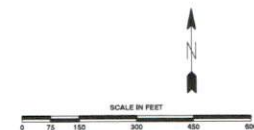
PARCEL ACRAGE	>90.4 AC
TOTAL NUMBER OF UNITS	271 UNITS
58 x 110 (87 WIDE PRODUCT)	87 UNITS
50 x 120 (120 WIDE PRODUCT)	129 UNITS
10,000 SF LOTS	28 UNITS
ACTIVE OPEN SPACE	
OPEN SPACE	
SCM AND PONDS	

#### OPEN SPACE REQUIREMENTS:

REQUIRED OPEN SPACE DEDICATION IS 20% OF THE TOTAL SITE AREA WITH A MAXIMUM REQUIREMENT OF 10 ACRES.	
THEREFORE, TOTAL REQUIRED OPEN SPACE:	10.0 AC.
ACTIVE RECREATIONAL OPEN SPACE - SIZE OF REQUIRED:	5.0 AC.
TOTAL OPEN SPACE:	
GREEN SPACE:	18.17 AC.
POND AREA (2008 SURFACE AREA MAXIMUM):	2.40 AC.
PROPOSED STORMWATER DEVICES:	5.58 AC.
RECREATIONAL OPEN SPACE:	5.78 AC.
ACTIVE AMENITY SITES	
WALKING TRAILS	
AMENITIZED POND AREAS	
TOTAL OPEN SPACE PROVIDED:	29.76 AC. (32.9%)

#### DRAWING COMPONENTS

- PROPERTY LINE INFORMATION FROM SURVEY PROVIDED BY MORRIS AND RITCHIE ASSOCIATES OF NC, PC DATED APRIL 18, 2022.
- ZONING AND TOPOGRAPHY FROM HARRIETT COUNTY GIS DATA DOWNLOADED MARCH 17, 2022.
- PROPERTY SETBACKS FROM TOWN OF ANGIER UNIFIED DEVELOPMENT ORDINANCE.
- THESE PROPERTIES DO NOT LIE WITHIN A FEMA FLOOD HAZARD AREA PER FIRM NUMBER 3720066200A DATED OCTOBER 10, 2006.



BASS, NIXON & KENNEDY, INC.  
CONSULTING ENGINEERS  
8310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607  
CERTIFICATION NUMBERS: NCBELE (C-0110), NCBSOLA (C-0287)

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DUPREE FARMS SUBDIVISION  
TIPPET ROAD  
TOWN OF ANGIER, HARRIETT COUNTY, NORTH CAROLINA

SHEET  
C1.1

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION





CONCEPTUAL PLANS ONLY, LOT YIELD AND LAYOUT SUBJECT TO CHANGE BASED ON FINAL DESIGN AND APPROVALS

Dupree Farms Conditional Zoning Map  
Amendment Request:  
Rezone subject properties (Pins 067-45-5069,  
0673-44-2149, and 0673-53-1625) from R-30 to  
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which is in accord with the Future Land Use Map  
designation of medium density residential. Given the  
residential nature of the surrounding area and the  
proposed project density, the request to rezone to  
CZ-R-6 is reasonable and consistent with the  
Comprehensive Land Use Plan.

Zoning Conditions:  
1. The subject parcels shall be developed with  
single-family and townhome residential lots.  
2. There shall be no more than a total of 271 lots on  
the subject parcels.  
3. The minimum single family lot size shall be 6,000  
square feet.  
4. There shall be at least 28 lots greater than 10,000  
square feet.

The following uses shall be prohibited:  
• Boarding and/or rooming houses.  
• Family Care Homes  
• Multi-Family Residential Apartments  
• Multi-Family Residential Condominiums  
• Office and Service Uses  
• Retail Uses

#### LOT DATA

PARCEL ACREAGE	290.4 AC
TOTAL NUMBER OF UNITS	271 UNITS
TOWNHOME LOTS	15 UNITS
56 x 110 (30' WIDE PRODUCT)	97 UNITS
30 x 120 (30' WIDE PRODUCT)	126 UNITS
10,000 SF LOTS	28 UNITS
ACTIVE OPEN SPACE	
OPEN SPACE	
WETLANDS AND PONDS	

#### OPEN SPACE REQUIREMENTS:

REQUIRED OPEN SPACE DEDICATION IS 20% OF THE TOTAL SITE AREA WITH A  
MAXIMUM REQUIREMENT OF 10 ACRES  
THEREFORE, TOTAL REQUIRED OPEN SPACE: 10.0 AC  
ACTIVE RECREATIONAL OPEN SPACE = 50% OF REQUIRED: 5.0 AC  
TOTAL OPEN SPACE: 15.0 AC  
GREEN SPACE: 15.0 AC  
POND AREA (TOTAL SURFACE AREA MAXIMUM): 2.40 AC  
PROPOSED STORMWATER DEVICES: 5.36 AC  
RECREATIONAL OPEN SPACE: 5.78 AC  
ACTIVE AMENITY SITES  
WALKING TRAILS  
AMENITIZED POND AREAS  
TOTAL OPEN SPACE PROVIDED: 29.76 AC. (32.9%)

#### DRAWING COMPONENTS

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- ZONING AND TOPOGRAPHY FROM HANNETT COUNTY GIS DATA DOWNLOADED MARCH 17, 2022.
- PROPERTY SETBACKS FROM TOWN OF ANGER UNIFIED DEVELOPMENT ORDINANCE.
- THESE PROPERTIES DO NOT LIE WITHIN A FEMA FLOOD HAZARD AREA PER FIRM NUMBER 372006000J DATED OCTOBER 10, 2008.

WETLANDS EXIST ON-SITE

NO FLOODPLAINS EXIST ON-SITE

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE  
IN ACCORDANCE WITH THE ACCEPTED  
POLICIES OF THE TOWN OF ANGER, NCDOT,  
AND LAND QUALITY SECTION.

SCALE IN FEET  
0 75 150 300 450 600



BASS, NIXON & KENNEDY, INC.  
CONSULTING ENGINEERS  
8150 CHAPEL HILL ROAD, SUITE 500, RALEIGH, NC 27607  
TELEPHONE: (919) 871-1000  
FAX: (919) 871-1001  
CERTIFICATION NUMBER: NCRES (C-0110), NCRES (C-2887)

DATE: 05-17-22  
JOB NO.:  
DRAWN BY:  
SITE PLAN WITH AERIAL  
SCALE: 1" = 150'  
DWG BY: BSK

DUPREE FARMS SUBDIVISION  
TIPPET ROAD  
TOWN OF ANGER, HANNETT COUNTY, NORTH CAROLINA

SHEET  
C1.2

TOWN OF ANGER PROJECT NO.

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION



## APPLICATION FOR ZONING CHANGE

Angier Planning Department

55 N. Broad Street W.

Angier, NC 27501

(919)-331-6702



Total Fee: \$400.00

Receipt: \_\_\_\_\_

Permit: \_\_\_\_\_

Date: \_\_\_\_\_

Case #: \_\_\_\_\_

### Property Owner:

Name Roger Howard Dupree  
Address 1307 Pearidge Road  
City/State/Zip: Angier, NC 27501  
E-mail: rogerdupree1952@yahoo.com  
Phone: \_\_\_\_\_

### Applicant:

Name: Cindy Szwarcop, AICP  
Address: 3000 RDU Center Drive, Suite 202  
City/State/Zip: Morrisville, NC 27560  
E-mail: cszwarcop@drbgroupp.com  
Phone: 919-244-5899

### Property Description

0673-53-1625 0673-44-2149

PIN(s): 0673-45-5069 Acreage: 92+/- acres

Address: Roy Adams Road, Tippet Off Road, Tippet Road,

Deed

Book: 3873 Page: 0542

### Rezoning Request:

Existing zoning district:

RA-30

Requested zoning district:

CZR-6

### 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:

Roger H. Dupree      4-22-2022  
Property Owner Signature      Date

**OR**

\_\_\_\_\_  
Authorized Agent Signature      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.*





## Board of Commissioners Agenda Report

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

---

**MEETING DATE:** July 5, 2022  
**PREPARED BY:** Sean Johnson  
**ISSUE** Rezoning Request  
**CONSIDERED:**  
**DEPARTMENT:** Planning & Inspections

---

### SUMMARY OF ISSUE:

Staff has received a rezoning request from Gemstone Homes for approximately 0.34 acres owned by K and C Property Holdings, LLC and located at 562 Circle Drive.

The current zoning is R-10 and the requested zoning is R-6.

The Planning Board had a split vote (2-2) when considering the rezoning request at their June 14th 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 to R-6.

**REVIEWED BY TOWN MANAGER:**

**Attachments:**

Rezoning Application  
Staff Report



## REZONING STAFF REPORT

File #: 2022-000494  
Staff Contact: Sean Johnson  
sjohnson@angier.org (919) 331-6702

Planning Board: June 14, 2022

Public Hearing: July 5, 2022

### Requested Rezoning: R-10 to R-6

#### Applicant Information

##### Owner of Record:

Name: K and C Property Holdings, LLC

Address: 206 Raleigh St

City/State: Fuquay-Varina, NC

##### Applicant:

Name: Gemstone Homes, LLC

Address: 206 Raleigh St

City/State: Fuquay-Varina, NC

#### Property Description

PIN(s): 0684-00-5778.000

Acreage: 0.34 Acres

Address: 562 Circle Drive

#### Vicinity Map



#### Zoning Compatibility





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

### Physical Characteristics



Aerial Photograph (2021)

**Site Description:** Vacant 0.34 acre property, currently wooded.

**Surrounding Land Uses:** Surrounding Land Uses include medium density residential, as well as the Oak Hill Living Center to the South of the property.

### Services Available

Water:

☒ Public

☐ Private (Well)

Sewer:

☒ Public

☐ Private (Septic Tank)

Transportation:

Accessed by Circle Drive

## Land Use Classification Compatibility



Future Land Use Map (2021)

	REQUESTED ZONING	LAND USE
	R-6	MDR
Parks & Rec Facilities	P	
Single Family	P	✓
Multi-Family	P*	✓
Churches	S	
Schools	P	
Professional Offices		
Retail Uses		
Restaurants		
Governmental Uses	P	
Distribution		
Manufacturing Uses		

The Proposed Rezoning **Is 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 residential uses compatible with those surrounding homes.
- ☒ Yes ☐ No The requested zoning district is COMPATIBLE with the existing Land Use Classification.  
REASONING: The requested zoning is in line with 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 residential uses compatible with those surrounding homes.
- ☐ Yes ☒ No The request is for a SMALL SCALE REZONING and should be evaluated for reasonableness  
REASONING: The proposed rezoning will not change the permitted uses, just the minimum lot size, lot width and setbacks.

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## **Staff Recommendation**

The rezoning in question is in line with the Medium Density Residential designation shown on the Future Land Use Map.

With the reduced minimum lot size and setbacks in the R-6 district, this rezoning would facilitate infill development on the property.

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

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## **Planning Board Recommendation**

At their June 14<sup>th</sup> meeting, the Planning Board had a **SPLIT VOTE (2-2)** when considering the rezoning.



# APPLICATION FOR ZONING CHANGE

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



Total Fee: \$400.00

Receipt: \_\_\_\_\_

Permit: \_\_\_\_\_

Date: \_\_\_\_\_

Case #: \_\_\_\_\_

## Property Owner:

Name: K + C Property Holdings LLC  
Address: 206 Raleigh St.  
City/State/Zip: Fuquay-Varina, NC 27526  
E-mail: ken@gemstonehomesnc.com  
Phone: 919-697-2370

## Applicant:

Name: Gemstone Homes LLC  
Address: 206 Raleigh St.  
City/State/Zip: Fuquay-Varina, NC 27526  
E-mail: ken@gemstonehomesnc.com  
Phone: 919-697-2370

## Property Description

PIN(s): 0684 -00-5778 Acreage: 0.34 acres  
Address: 562 Circle Dr., Angier, NC 27501  
Deed  
Book: 4146 Page: 0559

## Rezoning Request:

Existing zoning district:

R-10

Requested zoning district:

R-6

## 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

5/17/22  
Date

**OR**

  
Authorized Agent Signature

5/17/22  
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.*

## **Rezoning Application**

**for**

**562 Circle Dr.**

We would like to propose the rezoning of the referenced property above from R-10 to R-6. The purpose for this would be to allow for a duplex to be built on the lot which would in turn allow us to provide more affordable housing for buyers. The R-10 zoning currently allows for multi-family units to be built, this rezoning would just allow us to fit a duplex on the lot.

Thanks for your consideration,

Ken Godwin  
President - Gemstone Homes  
919-697-2370





## Board of Commissioners Agenda Report

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

---

**MEETING DATE:** July 5, 2022  
**PREPARED BY:** Sean Johnson  
**ISSUE:** Rezoning Request  
**CONSIDERED:**  
**DEPARTMENT:** Planning & Inspections

---

### SUMMARY OF ISSUE:

Staff has received a rezoning request from David Card for approximately 0.69 acres owned by Julianne Spears and located at 635 Tippet Road.

The current zoning is RA-30 and the requested zoning is R-15.

The Planning Board recommended approval of the rezoning request at their June 14th 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 to R-15.

**REVIEWED BY TOWN MANAGER:**

### Attachments:

Rezoning Application  
Staff Report



## REZONING STAFF REPORT

File #: 2022-000481  
Staff Contact: Sean Johnson  
sjohnson@angier.org (919) 331-6702

Planning Board: June 14, 2022

Public Hearing: July 5, 2022

### Requested Rezoning: RA-30 to R-15

#### Applicant Information

##### Owner of Record:

Name: Julianne Spears

Address: 635 Tippet Road

City/State: Angier, NC

##### Applicant:

Name: David Card

Address: 547 Tippet Road

City/State: Angier, NC

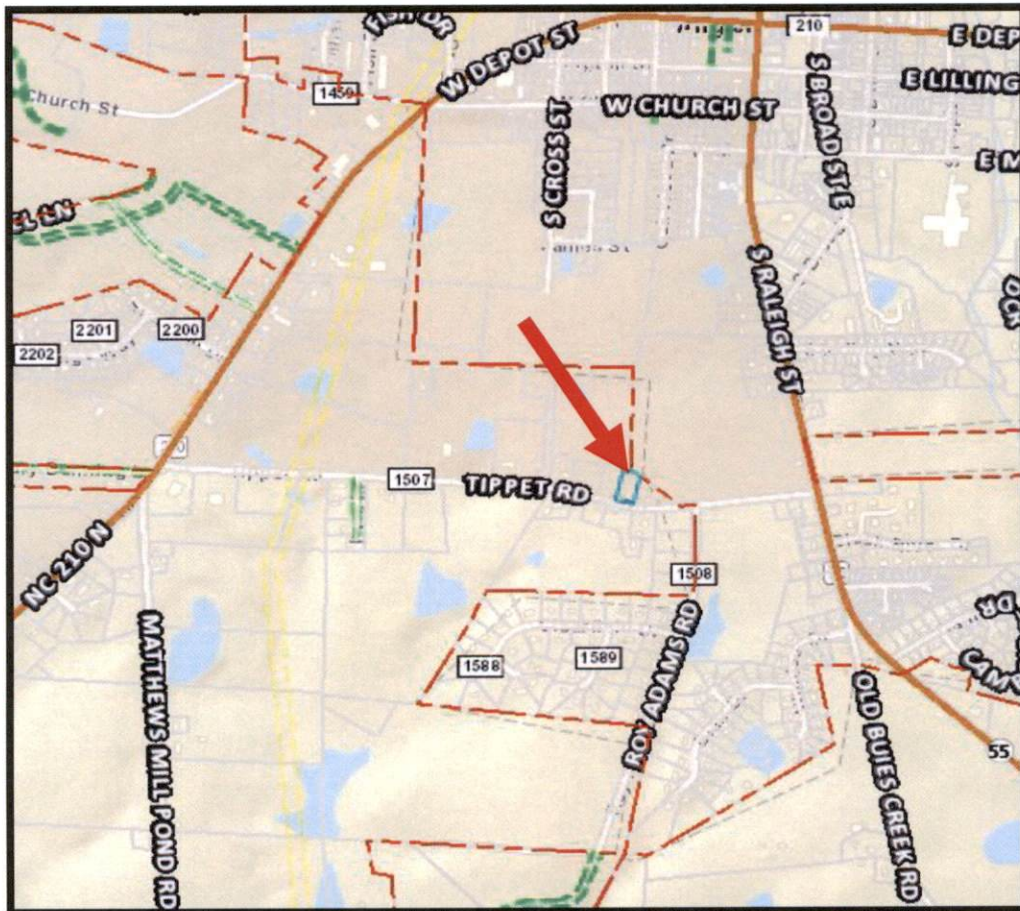
#### Property Description

PIN(s): 0673-65-1967.000

Acreage: 0.69 Acres

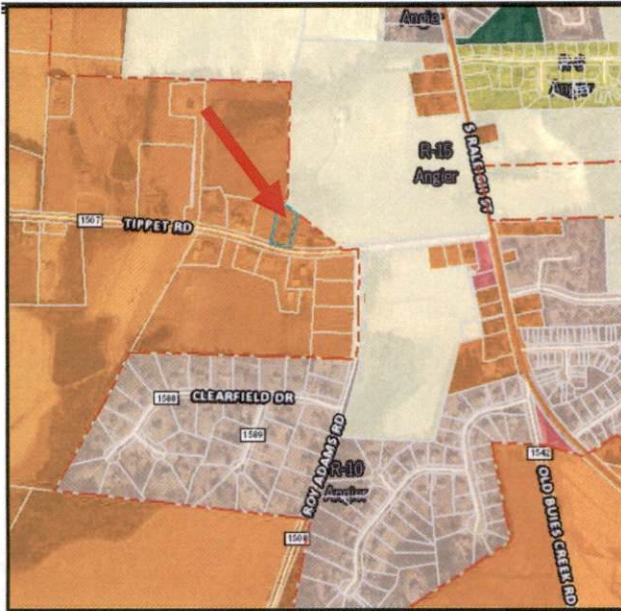
Address: 635 Tippet Road

#### Vicinity Map





## Zoning Compatibility



	CURRENT	PROPOSED
	RA-30	R-15
Min. Lot Size	30,000sqft	15,000sqft
Parks & Recreation Facilities	P	P
Single Family	P	P
Multi-Family		P*
Schools	P	P
Retail		
Restaurant		
Services		
Churches	S	S
Governmental Use	SP	SP
Special Use	P	P
Agriculture		

## Physical Characteristics



Aerial Photograph (2021)

**Site Description:** 0.69 acre property with a single family dwelling on it.

**Surrounding Land Uses:**  
Surrounding Land Uses include medium and low density residential and agricultural uses.

## Services Available

Water:

- ☒ Public  
☐ Private (Well)

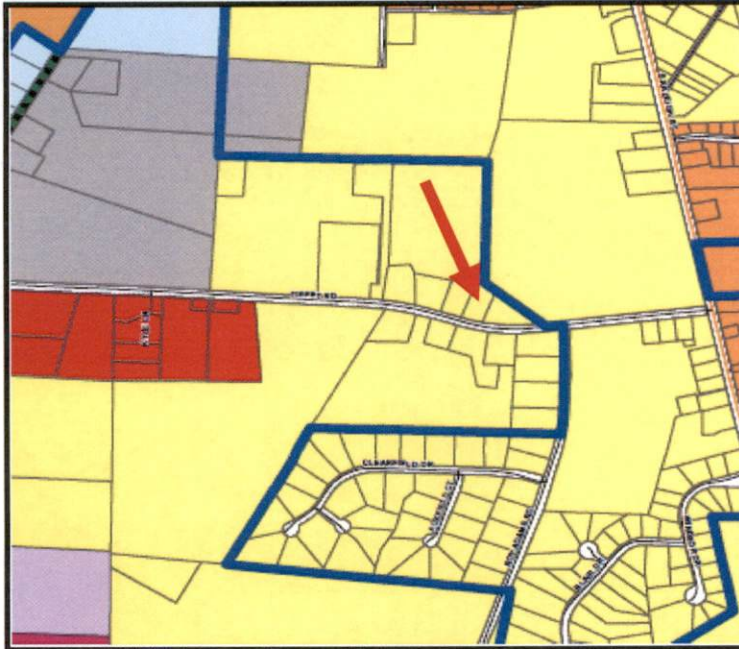
Sewer:

- ☒ Public  
☐ Private (Septic Tank)

Transportation:

Accessed by Tippet Rd

## Land Use Classification Compatibility



Future Land Use Map (2021)

	REQUESTED ZONING	LAND USE
	R-15	MDR
Parks & Rec Facilities	P	
Single Family	P	✓
Multi-Family	P*	✓
Churches	S	
Schools	P	
Professional Offices		
Retail Uses		
Restaurants		
Governmental Uses	P	
Distribution		
Manufacturing Uses		

The Proposed Rezoning **Is 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 continued residential use on the property.
- ☒ Yes   ☐ No   The requested zoning district is COMPATIBLE with the existing Land Use Classification.  
REASONING: The requested zoning is in line with 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 continued residential use on the property.
- ☐ Yes   ☒ No   The request is for a SMALL SCALE REZONING and should be evaluated for reasonableness  
REASONING: The proposed rezoning would match the adjacent R-15 zoning.

---

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## **Staff Recommendation**

The rezoning in question is in line with the Medium Density Residential designation shown on the Future Land Use Map.

The rezoning would allow for continued residential use on the property. The proposed R-15 district would simply allow the parcel in question to be reduced in size down to a minimum of 15,000sqft.

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

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---

## **Planning Board Recommendation**

At their June 14<sup>th</sup> meeting, the Planning Board voted to recommend **APPROVAL** of the proposed rezoning.



# APPLICATION FOR ZONING CHANGE

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



Total Fee: \$400.00  
Receipt: \_\_\_\_\_  
Permit: \_\_\_\_\_  
Date: \_\_\_\_\_  
Case #: \_\_\_\_\_

## Property Owner:

Name: Julianne Spears  
Address: 635 Tippet Rd.  
City/State/Zip: Angier, NC, 27501  
E-mail: \_\_\_\_\_  
Phone: (919) 622-0913

## Applicant:

Name: David Card  
Address: 547 Tippet Rd.  
City/State/Zip: Angier, NC, 27501  
E-mail: dcard3412@hotmail.com  
Phone: (315) 486-3412

## Property Description

PIN(s): 0673-65 1967.000 Acreage: 0.696 acres  
Address: 635 Tippet Rd. Angier, NC, 27501  
Deed  
Book: 235 Page: 400

## Rezoning Request:

Existing zoning district:

RA-30

Requested zoning district:

RA-15

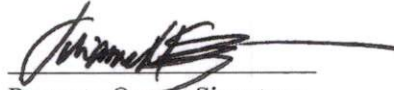
## Required Attachments:

- 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

5/10/22  
\_\_\_\_\_  
Date

OR

\_\_\_\_\_  
Authorized Agent Signature

\_\_\_\_\_  
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.*

Explanation of why zoning change is requested:

Rezone from RA 30 to RA 15 to recombine a portion of this property (635 Tippet Road) to the property to the left with the address of 595 Tippet Road, Angier.

For future use to build a larger house on the lot



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

TR#B INA D TIPPETT 0.696AC MAP#2006-1016

**Harnett County GIS**

PID: 040673 0008 01

PIN: 0673-65-1967.000

REID: 0066318

Subdivision:

Taxable Acreage: 1.000 LT ac

Calculated Acreage: 0.71 ac

Account Number: 1500025192

Owners: SPEARS JULIANNE

Owner Address : 635 TIPPETT RD ANGIER, NC 27501

Property Address: 635 TIPPETT RD ANGIER, NC 27501

City, State, Zip: ANGIER, NC, 27501

Building Count: 1

Township Code: 04

Fire Tax District: Angier Black River

Parcel Building Value: 137542

Parcel Outbuilding Value : 0

Parcel Land Value : 45090

Parcel Special Land Value : 0

Market Value : 182632

Parcel Deferred Value : 0

Total Assessed Value : 182632

Neighborhood: 00400A

Actual Year Built: 1945

Total Actual Area Heated: 1775.5 Sq/Ft

Sale Month and Year: 10 / 2017

Sale Price: \$125000

Deed Book &amp; Page: 3554-0669

Deed Date: 1509408000000

Plat Book &amp; Page: 2006-1016

Instrument Type: WD

Vacant or Improved:

Qualified Code: Q

Transfer or Split: T

Within 1mi of Agriculture District: Yes

Prior Building Value: 79200

Prior Outbuilding Value : 0

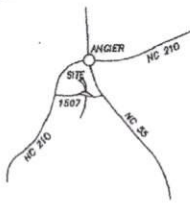
Prior Land Value : 20000

Prior Special Land Value : 0

Prior Deferred Value : 0

Prior Assessed Value : 99200





VICINITY MAP

1. Michael P. Griffin, Registered Land Surveyor, certify to one or more of the following as indicated:

☒ A. THIS SURVEY CONTAINS A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

☐ B. THIS SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNINCORPORATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.

☐ C. ANY ONE OF THE FOLLOWING:

1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CORRIDOR TO EXISTING STREET.

2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE, OR

3. THAT THE SURVEY IS A CORNER SURVEY.

☐ D. THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECONSTRUCTION OF PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

☐ E. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS ABLE TO MAKE A DETERMINATION TO THE BEST OF HIS PROFESSIONAL SKILL AS TO THE PREVIOUS CONVEYANCE OF THE SURVEYED LAND.

PROFESSIONAL LAND SURVEYOR L 3331

NORTH CAROLINA  
HARNETT COUNTY

I, Michael P. Griffin, certify that this map was drawn under my supervision from an actual survey made under my supervision, and that the data of precision as calculated by latitude and longitude is 1/75,000; that the boundaries not surveyed are shown as broken lines plotted from information found in books referenced, that this map was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this 20th day of November 2006.

*Michael P. Griffin*  
Land Surveyor

Registration No. 1 3331

ACCORDING TO A LHA FLOOD INSURANCE RATE MAP 250002000, THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A 100 YEAR FLOOD AREA.

REFERENCE: 84 1005 PAGE 319  
84 1005 PAGE 400

LEGEND

CP - Existing Iron Pipe  
DS - Existing Iron Pipe  
PS - Existing Iron Pipe  
CS - Existing Concrete Structure  
CS - Existing Concrete Structure  
PS - Power Pole  
CS - Existing Railroad Spike  
PS - Railroad Spike  
CP - Compacted Road (per G.S.)

SEE: Sheet 2006-1016

LINE	LENGTH	BEARING
1	6.87	S89°17'10"W
2	28.01	S89°30'44"E
3	31.37	S89°30'44"E
4	36.48	S89°30'44"E
5	48.12	S72°18'30"E
6	60.90	S72°18'30"E
7	28.97	S72°18'30"E
8	21.18	S72°18'30"E
9	17.40	S62°30'44"E
10	4.33	S62°30'44"E
11	21.90	S61°20'29"E
12	83.83	N87°11'37"W
13	43.81	N87°11'37"W
14	55.81	N84°00'43"W
15	45.77	N84°00'43"W
16	51.05	N84°00'43"W
17	16.14	N84°21'27"W
18	38.84	N84°21'27"W

State of North Carolina  
County of Harnett

I, *Shirley K. Bennett*, Register of Deeds for Harnett County, certify that the foregoing is a true and correct copy of the original as recorded in my office.

*Shirley K. Bennett*  
Register of Deeds

Date: *11-10-06*

Subdivision Plot

I hereby certify that this subdivision plot is approved for recording by the Town of Angier. The final date for recording this map with the Register of Deeds is

Date: *14th day of November, 2006.*  
Town Clerk: *Angie B. Poir*

(a) Certificate of Ownership and Dedication

I hereby certify that I am the owner of the property shown and described herein, which is located in the subdivision jurisdiction of the Town of Angier and that I hereby adopt this plan of subdivision with my free consent and establish minimum building setback lines as noted.

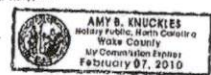
Date: *11-10-06*  
*Kathryn C. Morgan*  
Kathryn C. Morgan

WAKE

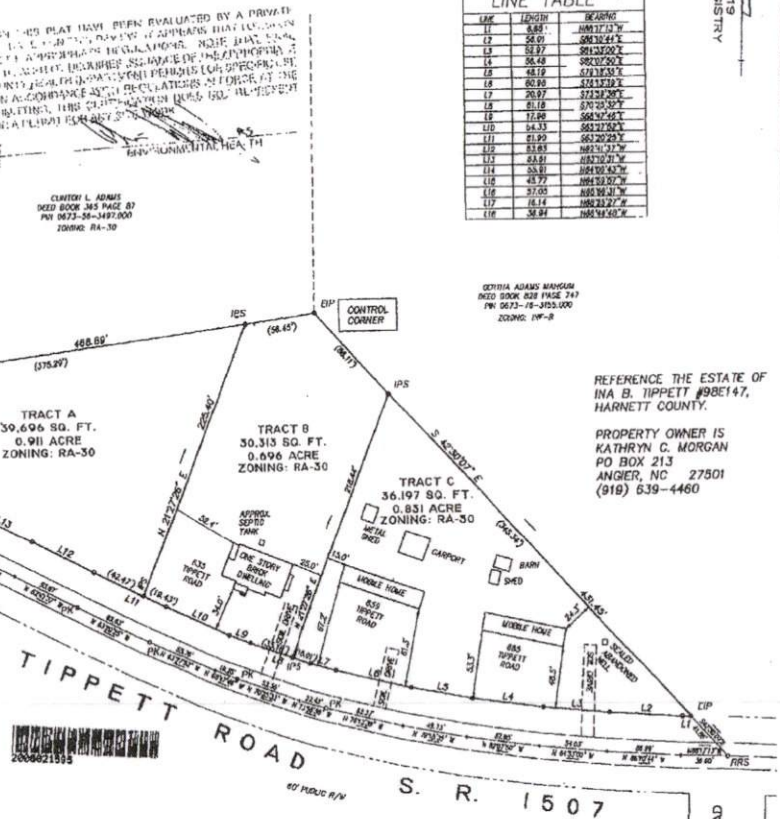
I, a duly qualified official of Wake County, N.C., certify that *Kathryn C. Morgan* personally appeared before me this day and acknowledged the execution of the foregoing instrument, which she executed as the owner of the same.

10th day of *November*, 2006.

*Amy B. Knuckies*  
Notary Public  
My Commission Expires: *02-07-2010*



RECORDED IN BOOK OF MAPS *2006* PAGE *1016*

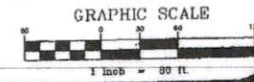


REFERENCE THE ESTATE OF  
INA B. TIPPETT #98147,  
HARNETT COUNTY.

PROPERTY OWNER IS  
KATHRYN C. MORGAN  
PO BOX 213  
ANGIER, NC 27501  
(919) 639-4460

NOTE: A COPY OF THIS PLAT HAS BEEN SUBMITTED TO THE HARNETT COUNTY HEALTH DEPARTMENT.

FOR DISTRIBUTION PURPOSES OF DEEDS  
COUNTY CLERK'S OFFICE  
2006 NOV 15 08:19:51 PM  
84 2006 PG:1016-1017 FEE:\$21.83  
INSTRUMENT # 2006021555



IN D. TIPPETT PROPERTY  
SUBDIVISION SURVEY  
HARNETT COUNTY, NORTH CAROLINA

INA D. TIPPETT PROPERTY  
SUBDIVISION SURVEY  
HARNETT COUNTY, NORTH CAROLINA

ZONE	DATE	SCALE	DRAWN BY	PROJECT NO.
RA-30	10/23/06	1" = 60'	WPG	
REED	3/4/08			
P.L.N.	0873-08-1504-000			
SHEET	1 OF 1			

MAP # 2006-1016



PUBLIC HEARING #5  
TEXT AMENDMENT MATERIALS  
WILL BE PROVIDED AT THE MEETING



# NEW BUSINESS



## Board of Commissioners Agenda Report

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

---

**MEETING DATE:** July 5, 2022  
**PREPARED BY:** Heather Keefer  
**ISSUE** Road Closure Request for July 16, 2022 Rock 'n Rides Event  
**CONSIDERED:**  
**DEPARTMENT:** Planning & Inspections

---

### SUMMARY OF ISSUE:

Mrs. Courtney and Mr. Bob Jusnes have been planning the Rock 'n Rides event in coordination with the Town. The event will take place on July 16, 2022 from 5:00 PM to approximately 8:30 PM in Downtown Angier. Mr. and/or Mrs. Jusnes will introduce the Rock 'n Rides event plans and request the closing of S. Broad St E, between Depot St and Lillington Street for parking/showing the trucks participating in this year's event.

After various meetings it has been determined that the "Small Event" road closure layout, presented to the Board of Commissioners at the 2022 Retreat, would be the best fit for this event. In order to make logistics work for both events staff has determined that the location of the Morning Market for July 16, 2022 should be changed from the originally approved Morning Market road closure layout to the small event road closure layout for this month's market.

This request would close S. Broad St. E. as shown on the attached Event Map would occur between the hours of 7:00 AM and 9:00 PM

**FINANCIAL IMPACT:** N/A

**RECOMMENDATION:** Approve the road closure request as shown on the attached Event Map.

**REQUESTED MOTION:** Approve the road closure request as shown on attached Event Map.

**REVIEWED BY TOWN MANAGER:**

**Proposed Road Closure for the July 16, 2022 Morning Market and the Rock 'n Rides Event**

**Road Closure Date & Time:** July 16, 2022 Road Closure from 7:00 AM – 9:00 PM







## Board of Commissioners Agenda Report

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

---

**MEETING DATE:** July 5, 2022  
**PREPARED BY:** Heather Keefer  
**ISSUE** Road Closure Request for September 10, 2022 48<sup>th</sup> Annual Crepe Myrtle  
**CONSIDERED:** Celebration  
**DEPARTMENT:** Planning & Inspections

---

### **SUMMARY OF ISSUE:**

The Angier Chamber of Commerce is holding the 48<sup>th</sup> Annual Crepe Myrtle Celebration on Friday, September 9, 2022 and Saturday, September 10, 2022. Road closures will only be needed for Saturday activities.

Ms. Shelby Blackmon will introduce this year's Crepe Myrtle Celebration event plans and request the closing of S. Broad St E., S. Broad St. W., and Lillington St. as shown in the attachment. Planning Department staff will be available to answer questions as it relates to planning and coordination of this event with the Town.

### **FINANCIAL IMPACT: N/A**

**RECOMMENDATION:** Approve the road closure request as shown on the 48<sup>th</sup> Annual Crepe Myrtle Celebration Event Map.

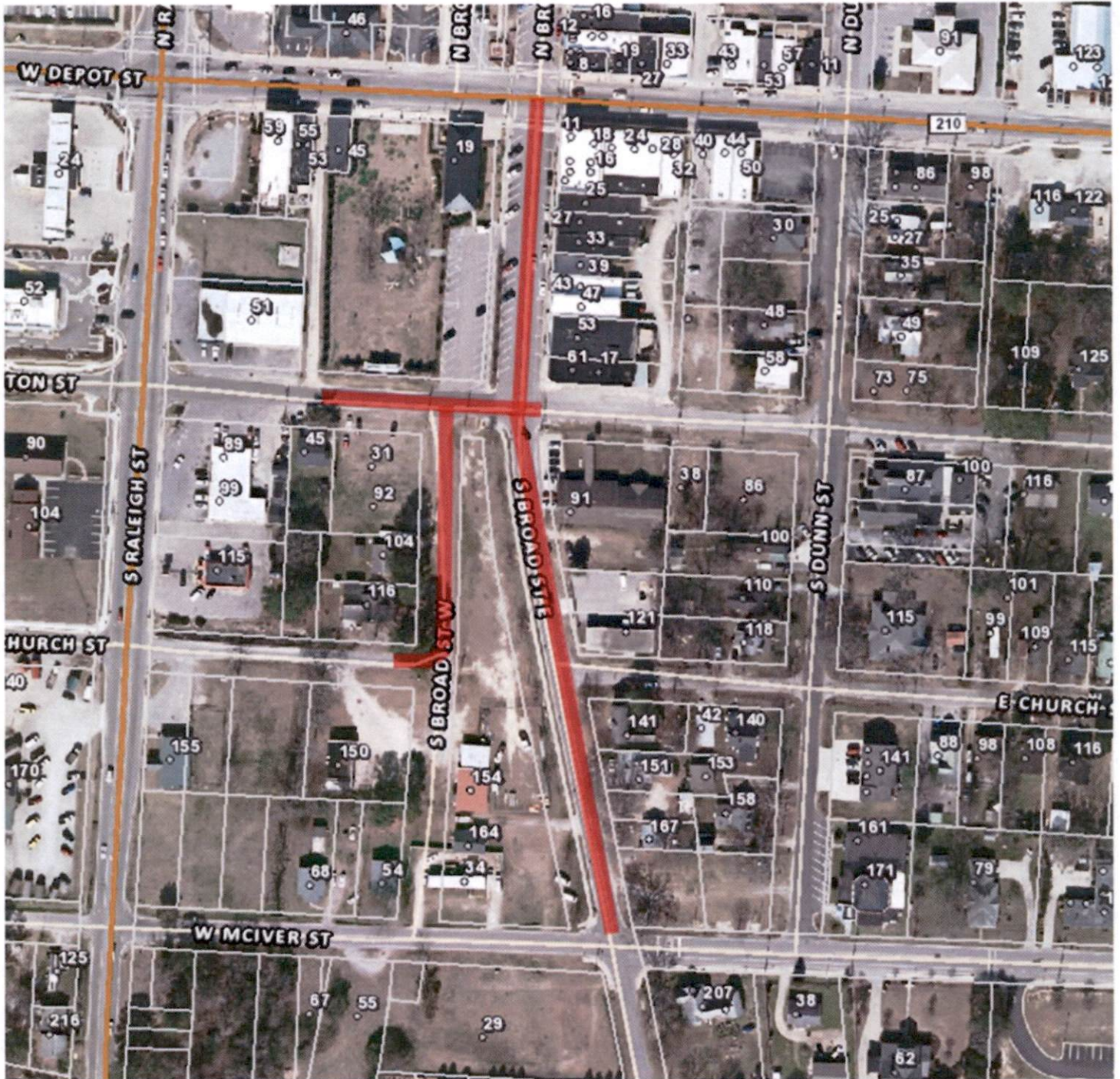
**REQUESTED MOTION:** Approve the road closure request as shown on 48<sup>th</sup> Annual Crepe Myrtle Celebration Event Map.

**REVIEWED BY TOWN MANAGER:**



Proposed Road Closure for the 48<sup>th</sup> Annual Crepe Myrtle Celebration

Event Road Closure Date & Time: September 10, 2022 6:00 AM – 5:00 PM







## Board of Commissioners Agenda Report

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

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**MEETING DATE:** July 5, 2022  
**PREPARED BY:** Heather Keefer  
**ISSUE** Road Closure Request for December 1, 2022 Christmas on the Square  
**CONSIDERED:**  
**DEPARTMENT:** Planning & Inspections

---

### **SUMMARY OF ISSUE:**

The Angier Chamber of Commerce is holding the annual Christmas on the Square event on Thursday, December 1, 2022.

Ms. Shelby Blackmon will introduce this year's Christmas on the Square event plans and request the closing of S. Broad St. W. and Lillington St. as shown in the attachment. Planning Department staff will be available to answer questions as it relates to planning and coordination of this event with the Town.

### **FINANCIAL IMPACT: N/A**

**RECOMMENDATION:** Approve the road closure request as shown on Christmas on the Square Event Map.

**REQUESTED MOTION:** Approve the road closure request as shown on Christmas on the Square Event Map.

**REVIEWED BY TOWN MANAGER:**



## Proposed Road Closure for the Christmas on the Square

Event Road Closure Date & Time: December 1, 2022 4:00 PM – 10:00 PM





## Board of Commissioners Agenda Report

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

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**MEETING DATE:** July 5, 2022  
**PREPARED BY:** Heather Keefer  
**ISSUE** Road Closure Request for December 3, 2022 Christmas Parade  
**CONSIDERED:**  
**DEPARTMENT:** Planning & Inspections

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### **SUMMARY OF ISSUE:**

The Angier Chamber of Commerce is holding the annual Christmas Parade event on Thursday, December 3, 2022.

Ms. Shelby Blackmon will introduce this year's Christmas Parade route and request the closing of roads as shown in the attachment. Planning Department staff will be available to answer questions as it relates to planning and coordination of this event with the Town.

The proposed road closure has been modified this year to allow safe parade both the start and finish locations. The Parade Route will start at Angier Baptist parking lot and Angier Elementary School parking lots then continue the normal parade route to the Angier Depot. This year the Parade will end at Jack Marley Park. The typical detour route will be in place during this timeframe.

**FINANCIAL IMPACT:** N/A

**RECOMMENDATION:** Approve the road closure request as shown on Christmas on the Square Event Map.

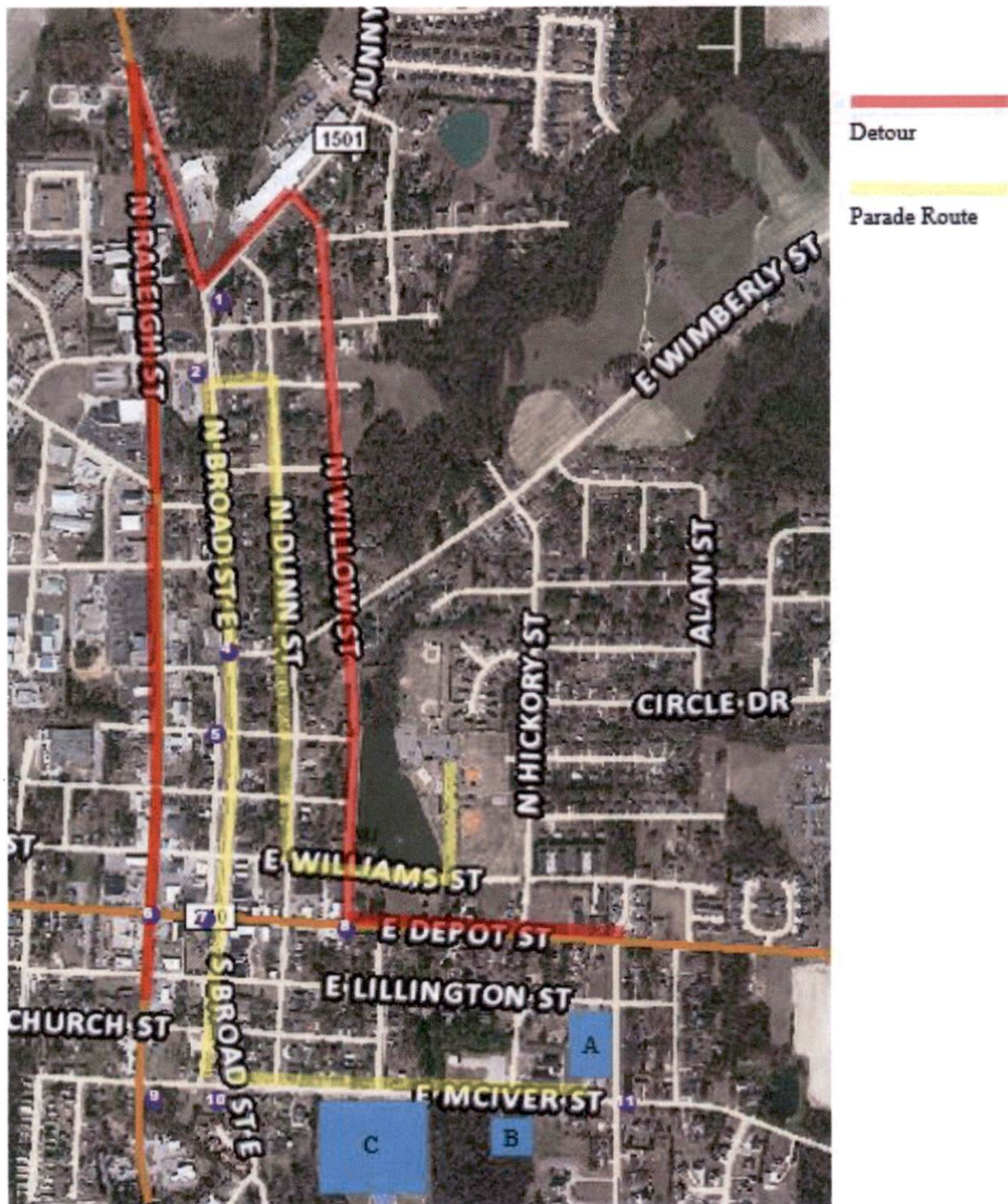
**REQUESTED MOTION:** Approve the road closure request as shown on Christmas on the Square Event Map.

**REVIEWED BY TOWN MANAGER:**



## Proposed Road Closure for the Christmas on the Square

Event Road Closure Date & Time: December 3, 2022 approximately 7:00 AM – 11:00 AM



MANAGER'S REPORT &  
STAFF REPORTS



*TOWN MANAGER'S REPORT*  
*TOWN BOARD MEETING*  
*July 5, 2022*

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

1. The Harnett County Board of Commissioners met on June 28<sup>th</sup>, with informational items, to discuss the towns that have agreed to the library consolidation plan. All have agreed except the City of Dunn at this point. Their next meeting is July 18<sup>th</sup> for consideration.
2. The property behind "Thanks A Latte" is in the process of being submitted to the courthouse for purchase. A proposed design is being considered for additional parking behind the existing businesses.
3. To date, staff does not have any items for the July Board Workshop. I may request, at a later date, to cancel the meeting, if the Board is in concurrence.
4. Lastly, each of you have been handed the FY2022-23 General and Utility Fund booklets. Again, I want to thank staff for the hard work during the budget process and assembling these booklets. *#OneTownOneTeam*

*THE END*

# HUMAN RESOURCES





## HR/PAYROLL MONTHLY REPORT

FOR THE MONTH OF:

June 2022

- Processed payroll Regular 6/3/22 \$67,092.31 and 6/17/22 \$62,0264.99
- Compiled & Submitted Monthly Retirement Report on 6/30/22 \$30,182.57
- Remitted Federal & State payroll tax on 6/3/22 and 6/17/22
- Invoiced Harnett County SRO Contract for June 2022
- Received Harnett County payment for SRO invoiced May 2022
- Sent out reminders for annual evaluations
- Worked on Budget information for FY 22-23
- Held FY 22-23 Open Enrollment on June 14.
- Helped prepare budget books

# ENGINEERING



# Memo

**To:** Gerry Vincent, Town Manager  
**From:** Bill Dreitzler, P.E., Town Engineer  
**Date:** June 30, 2022  
**Re:** July 2022 BOC Meeting - Engineer's Staff Report

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Please consider my staff report for the scheduled July 5, 2022 Board of Commissioners meeting:

## **Hwy 210 Sidewalk Extension Project**

Lanier Construction Co., Inc. has mobilized and the project is moving forward. The contractor, the contractor's supplier for storm drain boxes and NCDOT are working out issues regarding certification of the boxes. This has caused a pause in construction as all parties verify proper certifications. 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)**

The Summit Engineering Contract has been executed and the project is moving forward. Summit has mailed out survey notification letters to all property owners along the proposed sidewalk route and will begin the design location survey in July. An updated project schedule through an estimated LET date is being prepared.

## **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:	<u>\$ 226,875</u>
<b>Total Cost:</b>	<b>\$660,938</b>

**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 May 2022 our Average Daily Flow (ADF) to the North Harnett Regional Wastewater Treatment Plant is 0.549 MGD or roughly 54.5% of our 1.008 MGD treatment allocation. We are currently tracking 0.594 MGD in obligated but not yet tributary flows (14 different active developments). Therefore, our ADF + NYT flow is over our permitted capacity by 0.135 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.

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. Staff continues to hold weekly progress meetings (every Friday at 10 AM) to keep the project moving forward. The team is waiting on Gorman-Rupp to provide revised shop drawings for the pump stations that reflect modifications required based on the electrical coordination study. All other shop drawings have been submitted and approved. The Contractor has completed installation of the force main for PS #1.

#### **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 were received on June 16, 2022 and MBD Consulting Engineers, P.A. was selected. MBD is preparing a fee agreement for staff review. The initial draft is anticipated the first week of July with the intent to bring an agreement to the Board of Commissioners with a recommendation of award at the August 2022 meeting or potentially to present the agreement at the July 2022 Board Workshop.**

#### **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 July 2022.**

#### **Southwest Drainage Basin Mitigation Measure #3 (MM#3)**

On June 3, 2022 the Town received a letter from NC DEQ notifying us that we have been approved for American Rescue Plan funding from the State Fiscal Recovery Fund in the amount of \$400,000. These funds will be used to supplement the cost of engineering design, permitting and construction of MM#3. This project will increase capacity for road culverts at South Broad and Hidden Acres Estates. This is a flood prone area during heavy rain events with frequent overtopping of the roadways. The Gradient Study estimated a total cost of \$800,000 for MM#3. The ARP funds will be supplemented by Town of Angier General Funds.

#### **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. **No change in status.**

#### **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 28<sup>th</sup>. 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", with a stylized flourish at the end.

Bill Dreitzler, P.E., Town Engineer

Jun-21	16.080	Kathryn's Retreat 51 lots x 360	0.018		
Jul-21	18.283				
Aug-21	16.511	Bellewood 1 lots x 480	0.001		
Sep-21	12.574				
Oct-21	12.666	Whetstone Phase 2 36 lots X 225	0.008	Caitlin Meadows (171)	0.061
Nov-21	12.418				
Dec-21	16.223	Angier Plaza Phase 2 (1 lot)	0.000	Sherri Downs (250)	0.090
Jan-22	22.082				
Feb-22	16.059	Andrews Landing TH 9 units x 360	0.003	White Oak Crossing (342)	0.123
Mar-22	22.291				
Apr-22	19.737	Gen Meadow Phase 2 0 lots x 400	0.000	Tanglewood 3 (68 )	0.024
May-22	15.496				
	200.420	Honeycutt Oaks 254 lots x 360	0.091	Myrtle Manor PUD (126)	0.045
ADF	0.549				
		Lynn Ridge 73 lots x 360	0.026	Subtotal	0.343
		Coble Farms West 188 lots x 360	0.0676		
		Neill's Pointe 207 lots x 360	0.0745		
		Highland Ridge 256 lots x 480	0.123		
		Spring Village 259 lots x 360	0.1		
		15 lots x 480			
		Cotswold PUD 111 units x 360	0.04		
		Kennebec Crossing 83 lots x 360	0.03		
		Tanglewood 32 lots x 360	0.012		
		Subtotal	0.594		

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

ADF + NYT	1.143	%	1.134
Add in Land Application		%	0.947
ADF + NYT + Identified	1.486	%	1.474
Add in Land Application		%	1.231

LAST UPDATE: 6-30-2022

# PARKS & RECREATION



**MONTHLY REPORT**  
**ANGIER PARKS & RECREATION**  
**June 29, 2022**

- Spring sports has finished up and we had a record number of participants and teams this past spring. Angier Parks and Rec. 10u girls softball team and 10u boys baseball team will be participating in the Tar Heel League District Tournament from July 7-16. The girls will be at Western Harnett HS softball field and the boys will be at Southern Pines.
- We are currently pruning the existing shrubs and cleaning up mulch beds at Jack Marley Park.
- All of the field edges have been washed and edged along with core aeration on all field turf areas. We made some changes to field 4 irrigation along with installation of a quick connect hose bid in the ground behind the pitcher's mound.
- We also performed inventory on all of our field prep supplies and materials.
- We did an inventory on all tackle football equipment.
- We are very excited to move forward with a new flag football league this fall for boys and girls ages 6-8.
- Our fall sports registration will begin on July 25<sup>th</sup> and will continue through August 19<sup>th</sup> with practices beginning shortly after the end of registration period. We are offering soccer for ages 3-13, cheerleading ages 3-13, flag football ages 6-8, tackle football ages 8-13, T-Ball ages 3-5, Coach Pitch ages 6-8, baseball and softball ages 8-12. Fall sports season is scheduled to run through early November.

# POLICE DEPARTMENT



# Angier Police Department

P.O. Box 278, 55 North Broad Street West  
Angier, North Carolina 27501  
Office (919) 639-2699

Chief of Police  
Garland L. Thompson, Jr.  
[gthompson@angier.org](mailto:gthompson@angier.org)

Date June 30, 2022  
To Town Manager Gerry Vincent  
From Garland L. Thompson, Jr

Subject Matter: June, 2022 Police Activities & Statistical Data

ABC Monthly Report is included in Board Packets

**\*\*Police activities for the month of June, consisted of 2,425 calls for Service/Officer initiated activities (call logs). Officers investigated 37 offenses. During these investigations 8 individuals were arrested on a total of 16 charges. 2 arrests were made due to outstanding warrants (warrant service). 1,994 Subdivision / Security checks were logged for the month of June. 25 traffic accident reports were created this month. 22 traffic citations were issued totaling 31 charges and 56 verbal or written warnings.**

- With Heather, Fire Department and several others help, we held the Battle of The Badges Blood Drive. We're still investigating how the Fire Department won.
- We started enforcing the law for the sweepstake machines in the Town. To the best of our knowledge all machines have been turned off.

Thank you,

Chief of Police  
Garland L. Thompson, Jr.  
[gthompson@angier.org](mailto:gthompson@angier.org)



# Call Log Call Type Summary

Angier Police Department

06/01/2022 - 06/29/2022

<No Call Type Specified>	8	911 Hang Up - 911 Hang Up	10
Alarm Activation - Alarm Activation	31	Animal Complaint - Animal Complaint	6
Assault - Assault	2	Assist EMS - Assist EMS	8
Assist Fire - Assist Fire Department	3	Assist Motorist - Assist Motorist	10
Assist Other Agency - Assist Other Agency - Law Enforcement	3	Breaking and Entering - Breaking and Entering	4
Business Walk Thru - Business Walk Thru	80	Careless and Reckless Vehicle - Careless and Reckless Vehilce	2
Citizen Complaint - Citizen Complaint	4	Crash - Traffic Accident	25
Direct Traffic - Direct Traffic	1	Disturbance - Disturbance	15
Domestic Dispute - Domestic Dispute	7	Drug Activity - Drug Activity	3
Escort - Escort	6	Follow Up - Follow Up	2
Foot Patrol - Foot Patrol	20	Found Property - Found Property	1
Fraud - Fraud	4	Harrassing Phone Calls - Harrassing Phone Calls	1
Involuntary Encounter - Involuntary Encounter	1	Juvenile Complaint - Juvenile Complaint	1
Larceny - Larceny	13	Lost Property - Lost Property	1
Mental Subject - Mental Subject	6	Missing Juvenile - Missing Juvenile	1
Missing Person - Missing Person	1	Noise Complaint - Noise Complaint	7
OD - Drug/Alcohol Overdose	3	Open Door - Open Door	1
Other Call - Other Call Not Listed	9	Property Damage - Property Damage	4
Runaway Juvenile - Runaway Juvenile	2	Security Check - Security Check	1,198
Shoplifting Complaint - Shoplifting Complaint	3	Shots Fired - Shots Fired	1
Stand-By - Stand-By	1	Subdivision Check - Subdivision Check	796
Suspicious Activity - Suspicious Activity	15	Suspicious Person - Suspicious Person	3
Suspicious Vehicle - Suspicious Vehicle	5	Traffic Stop - Traffic Stop	56
Trespassing - Trespassing	17	TWO - Talk With Officer	15
Unauthorized Use of Motor Vehicle - Unauthorized Use of Motor Vehicle	1	Warrant Service - Warrant Service	2
Welfare Check - Welfare Check	6		

Total Number Of Calls: 2,425

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



Board:

Angier Town

Reporting Month / Year:

Jun-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		3
Misdemeanor Drug Related Charges		2
Total:		5

Other Offenses	At Permitted Establishment	Away From Permitted Establishment
Driving While Impaired		1
All Other Criminal Charges		18
Total:		19

TOTAL CRIMINAL CHARGES:	25
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**Agencies Assisted**

Assistance Provided to Other Agencies 2

**Remarks**

**Reporting Officer / Title:**

G.Thompson / Chief

**Report Date:**

6/29/2022



# 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: June 2022**

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

Total Permits Issued: **129**

Building Inspections Performed: **297**

New Construction Permits Issued - Residential: **34**

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

Total Fees Collected: **\$51,339.25**

**2021-2022 Fiscal Year Totals:**

New Construction - Residential: **235**

New Construction - Commercial: **2**

Total Fees Collected: **\$ 349,078.24**

*Fiscal Year Budgeted: **\$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:** Build Out Reached

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

**Coble Farms West:** Home Construction Underway, Phase 2 Nearing Recordation

**Honeycutt Oaks PUD:** Site Construction Underway

**Lynn Ridge:** Home Construction Underway, Phase 3 Nearing Recordation

**Neill's Pointe:** Home Construction Underway, Phases 4 & 5 Nearing Recordation

**Highland Ridge:** Site Construction Underway

**Kennebec Crossing:** Site Construction Underway

**Spring Village PUD:** Site Construction Underway, Phase 1 Nearing Recordation

**Tanglewood:** 32 Lots Recorded

**Cotswold PUD:** Site Construction Nearing Completion

**Camden Place PUD:** Construction Drawings Under Review

**White Oak Creek Crossing PUD:** Construction Drawings Under Review

**Myrtle Manor PUD:** Construction Drawings Under Review

**Sherri Downs:** Preliminary Plat Approved

**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 Completed

*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	6/29/2022	CLOSED OWNER COMPLIANCE Permit issued 1/19/22
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	Enora McDonald	Min. Housing	10/18/2021	Bid Opening - Awarded NC Dumpster / Demo 6/28/2022 Pending Cleanup	CLOSED OWNER COMPLIANCE Fees / Fines Paid \$327
21-202	521 W Church St	Ted / Sue Honeycutt	Junk / Nuisance Vehicles	11/12/2021	1/18/2022	CLOSED OWNER COMPLIANCE
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(Ten)/ Debris	12/6/2021	On Hold	NOV issued 12/7/2021(Pending Sale)
21-211	251 W CHURCH ST ANGLER, NC 275	READA 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	Clance Hayes	Open Storage	12/8/2021	4/6/2022	CLOSED ABATEMENT BY TOWN / Paid in full 6/7/22 - \$1691.81
21-214	408 E Winthbert Rd	Leaty West / Clarence West	Min. Housing	12/9/2021	1/25/2022	PERMIT APPROVED 6/27/2022 - 9/30/22 Deadline to repair (See FOF)
21-217	256 W Lillington St	Armando Urbe	Dislapiated Fence	12/16/2021	3/25/2022	CLOSED ABATEMENT - Pending pay ment \$975 Paid in full 5/23/22
21-220	44 Fox Hound Lane	Regina Shreves	Vehicle Parking	12/17/2021	1/25/2022	CLOSED OWNER COMPLIANCE - VEHICLE COMPLIANCE
21-221	65 Mary Circle	Giovanny Altman / Laura Altman (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	3/8/2022	3/15/2022	CLOSED NOV issued 1/5/222 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	CLOSED NOV issued 1st Class / Posting Onsite 1/7/22 Property landscape sod in place and drain
22-004	648 Circle Drive	Mary & Baren 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	6/8/2022	6/8/2022	CLOSED Citation issued 1/25/22 / Paid \$50 2/22/22
22-007	511 N Raleigh St	Boost Mobile	Sign	1/24/2022	1/24/2022	CLOSED SIGN REMOVED ON Site First 1/24/22
22-008	331 W Depot St	Nissan Automotive	Junk Yard Screen	6/8/2022	6/8/2022	CLOSED Citation Issured 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 DEMO COMPLETE
22-010	247 Lester Street	Enduring Star Properties LLC	Parking - Commercial Vehicle	1/31/2022	1/31/2022	CLOSED Vehicle Removed - 1/28/2022 Contact made with owner
22-011	256 W Depot St	Jonathan Fisher	Stormwater/ Flooding Issue	2/10/2022	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	2/3/2022	2/3/2022	CLOSED NOV issued 2/2/22 On site visit- Spoke with manager
22-018	48 S Dunn St	Harry Amelle	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	Sanitago Martinez	Open Storage / Debris	2/9/2022	6/7/2022	CLOSED Citation issued 6/2/22 Total: \$350 Notice to abate issued 6/2/22 Pending Abatement
22-020	241 W. Williams 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	Sanitago 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	3/4/2022	4/27/2022	Citation \$50 6/15/22 - Notice to abate issued 6/2/22
22-030	950 N. Broad St.	Miron Hicks / Linda Rogers	Dislapiated Access. Structure	3/4/2022	4/27/2022	CLOSED Abatement / Spence for Hire \$825 Pending Lien
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	3/9/2022	6/6/2022	CLOSED OWNER HAS REMOVED DWELLING
22-033	167 Shilly 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 DEMO COMPLETE
22-035	509 Circle Dr	Levenant 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 St Broad St.	Mario Martinez / Maria Hernandez	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	On Hold	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	On Hold	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		Citation Total \$300 - 6/15/22
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		PERMIT ISSUED 5/26/2022 / Citation \$50 6/24/22 - Fence Install in process
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	Elnora McDougald	High Grass	4/14/2022	5/26/2022	CLOSED TOWN ABATEMENT \$100 Pending Payment
22-054	W. Church St	MC MILLAN J F & % TOMMIE DAVIS	High Grass	4/18/2022	5/23/2022	CLOSED OWNER COMPLIANCE
22-055	39 Lynndridge 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	6/29/2022	CLOSED NOV issued 4/25/22
22-057	251 W. Church St.	Mary Cheeck	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 Pending Payment
22-060	261 W. Lillington	Hervey Holloway	High Grass	4/27/2022	5/26/2022	CLOSED TOWN ABATEMENT \$100 Pending Payment
22-061	38 E. Lillington	Grover Vaughan	High Grass	4/27/2022	5/26/2022	CLOSED TOWN ABATEMENT \$100 Pending Payment Paid in Full
22-062	492 N Dunn St.	Angel Goodson / Ivanna Allen	Hight 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	6/7/2022	CLOSED OWNER COMPLIANCE- REMOVED STRUCTURE
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	6/14/2022	CLOSED Abatement Complete
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		Notice To Remove Issued - 6/28/22 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.	Lawerence Properties LLC	High Grass / Debris	5/13/2022	6/9/2022	CLOSED Pending M.H. CASE# 22-087
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	6/13/2022	CLOSED OWNER COMPLIANCE Final NOV 6/3/22 - Citation \$50
22-079	151 S. Broad	NEELY REBECCA LYNN	High Grass	5/18/2022	6/6/2022	CLOSED OWNER COMPLIANCE
22-080	153 S. Broad	NEELY REBECCA LYNN	High Grass	5/18/2022	6/6/2022	Closed OWNER COMPLIANCE Final NOV 6/3/22
22-081	66 W. Williams	Sergio Cortez	Banner	5/19/2022	On Hold	Notice to remove Issued - 6/28/2022 45 days (Sec. 10.5 Temp Sign)
22-082	188 Medical Dr.	Vision Worx	Change of Use	5/24/2022	6/13/2022	CLOSED Permit approved pending payment
22-083	256 Medical Dr.	Awning Works	Dumpster Screen	5/24/2022	6/13/2022	CLOSED SCREENING COMPLETE
22-084	101 Medical Dr.	Wheeler Family Rentals LLC	High Grass	5/24/2022	6/1/2022	CLOSED OWNER COMPLIANCE NOV issued 5/25/2022
22-085	272 W. Church St.	A Square Property Solutions LLC	High Grass	5/26/2022	6/15/2022	CLOSED Grass Cut NOV issued 5/26/22
22-086	272 W Church St.	A Square Property Solutions LLC	Min. Housing			Inspection Complete - Hearing 7/7/22 @ 10am
22-087	202 W. Church St.	Lawrence Properties LLC	Min. Housing	5/26/3022		(See Inspection Report) - Hearing 7/6/22 @ 10am
22-088	Ord. 13.11 Storage Yard	Automotive Storage Business	Storage Yard Ordinance	5/24/2022	6/8/2022	CLOSED No Further Action Required - Authority of TOA Broad ( Approved 6/7/2022)
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	6/9/2022	CLOSED Notice Issued 5/25/22 In Process of cleaning
22-091	W. Dupree St.	HUMABUILT CAPITAL LLC & DELL P DUNN LLC	High Grass	5/24/2022	6/9/02022	CLOSED Notice Issued 5/25/22 In Process of Cutting
22-092	559 N. Raleigh St.	HUMABUILT ANGLIER PLAZA FUND LLC	Graffiti -Vandalism	5/24/2022	6/9/2022	CLOSED
22-093	101 Cindy Ct.	Oak City Properties LLC - Alex	Fence- No Permit	5/26/2022	6/3/2022	CLOSED PERMIT ISSUED Emailed Alex 5/26/22
22-094	183 W Depot	Brian Madden	Debris / Grass	6/1/2022		NOV issued 6/3/22 Pending Citation
22-095	6488 NC 55 W	David Rios	Unpermitted work	6/2/2022		Work Stop Order issued 6/7/22 - Pending Blding Application Submitted 6/27/22
22-096	495 E. Williams St	Mary Lane	Accessory Structure - dilapidated	6/2/2022		Final NOV issued 6/24/22
22-097	163 W. Lillington	Best Buddies LLC	Debris	6/2/2022		NOV issued 6/7/22
22-098	150 E. Lillington St.	Ball Rentals LLC	Min. Housing	6/7/2022		Inspection complete - Hearing 7/5/22 @ 10am
22-099	137 E. Lillington	Ball Rentals LLC	Min. Housing	6/7/2022		Inspection complete 6/14/2022
22-100	10108 NC 210	Lola Hines	Dilapidated Structure	6/9/2022	6/22/2022	Strucutre Demo - pending clean up
22-101	87 Crestview	CHILDERS TREY	Vehicles / Debris / Grass	6/9/2022		Notice 6/10/22
22-102	45 Crestview	RICKS INVESTMENTS PROPERTIES LLC	Junk Vehicle	6/9/2022	6/17/2022	CLOSED Notice 6/10/22
22-103	7781 NC 210 N.	RIVERA DANIEL A & RIVERA KATHIA L	Storage Yard	6/10/2022		Notice 6/10/22

22-104	Crestview MHP Lot 26	HAR LAW REALTY CORP	Debris / Grass	6/24/2022		NOV 6/27/22	
22-105	Crestview MHP Lot 59	HAR LAW REALTY CORP	Debris / Grass	6/24/2022		NOV 6/27/22	
22-106	172 Clearfield Dr.	CARY JOHN R TIC & DAVIS KIMBERLY TIC	Debris/Grass	6/24/2022		NOV 6/27/22	
22-107	34 W. Lillington St.	DELUNA RICARDO & COLLAZO MARIA	Structure / Grass	6/27/2022		NOV issued 6/28/22	



PUBLIC LIBRARY



## **Town of Angier**

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

Robert K. Smith  
Mayor

Gerry Vincent  
Town Manager

Veronica Hardaway  
Town Clerk

### **Library Report – June 2022**

June was the start of our summer programs for 2022, Oceans of Possibilities, and we exceeded our expectations in the first week. We finished giving out art kits for kids to bring back and decorate the library for us, with 45 given out this month bringing our total to 101. We began the summer reading challenge on June 13<sup>th</sup>, and in the first 2 weeks we got 153 kids started for the summer. Of those children, we have had 184 prizes given out so far, meaning that there have been over 5,500 minutes of reading done in these 2 weeks. We have had multiple active programs and passive programming, along with take and make kits, all of which are exceeding expectations. We have also had adults participating in their own reading challenge, with a grand prize to be given out at the end of the summer programs. We will continue to host programs in and out of the library for the next 6 weeks.

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

<b>Door Count</b>	2418 (as of 6/30)
<b>Hours Open to the public</b>	191.5
<b>Paperback Exchange Books Circulated</b>	0
<b>Curbside Patrons Served</b>	5
<b>Volunteers</b>	1
<b>Volunteer Hours</b>	7
<b>*Reference Questions</b>	216
<b>Notaries</b>	0
<b>Book-A-Librarian</b>	0
<b>Tests Proctored</b>	0

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

[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...

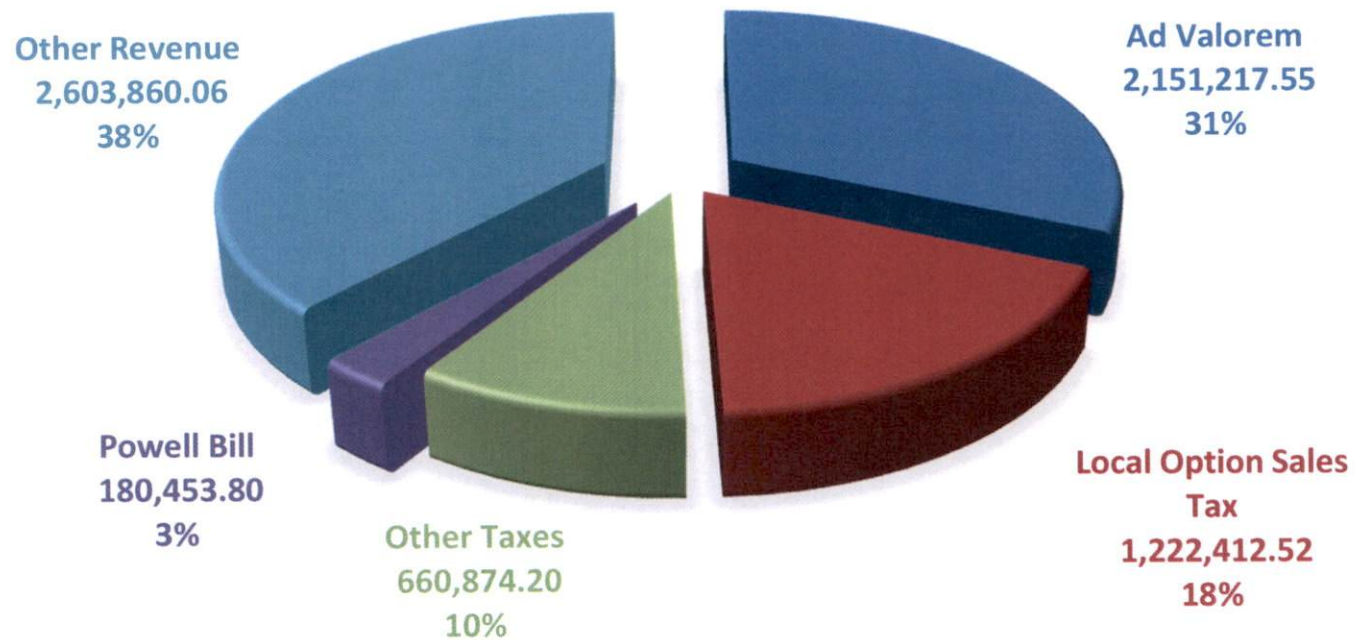
# FINANCE



# *Town of Angier*

## May 2022 Financial Report

### GENERAL FUND REVENUE (INCLUDING POWELL BILL)





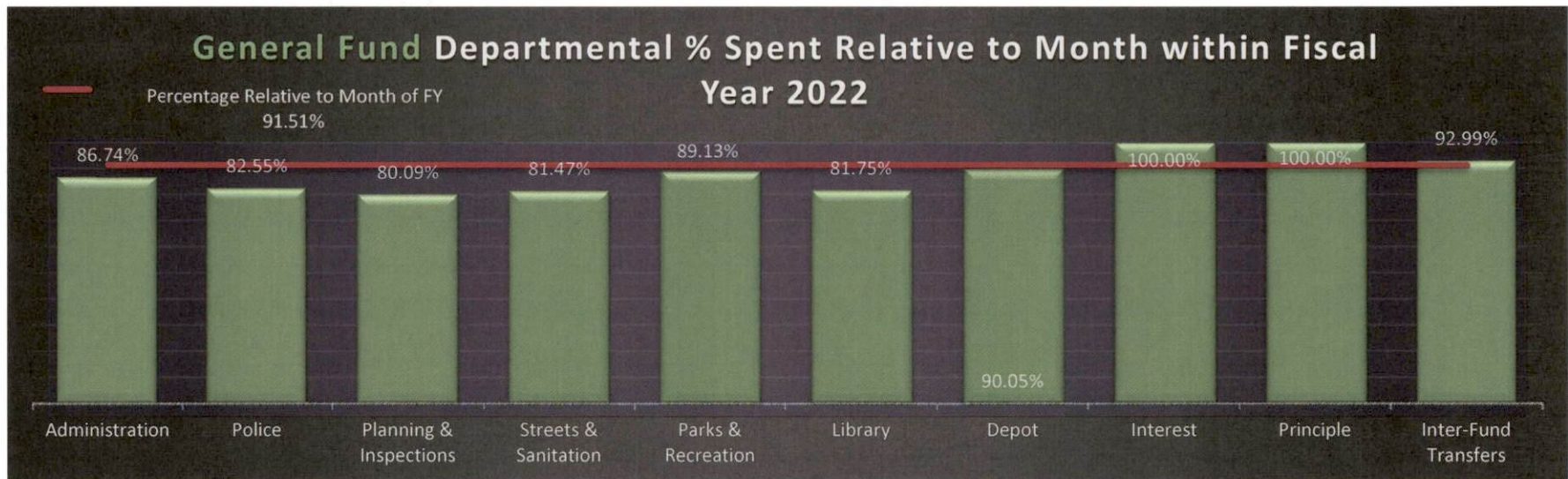


## General Fund Departments



## Your Tax Dollar at Work

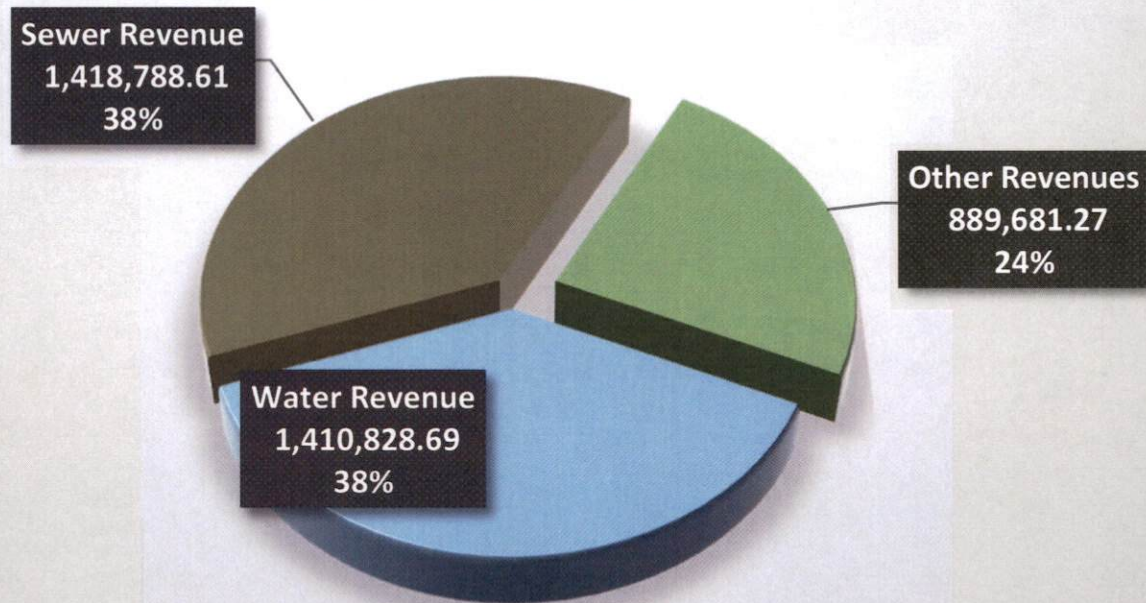
Cents to the Dollar



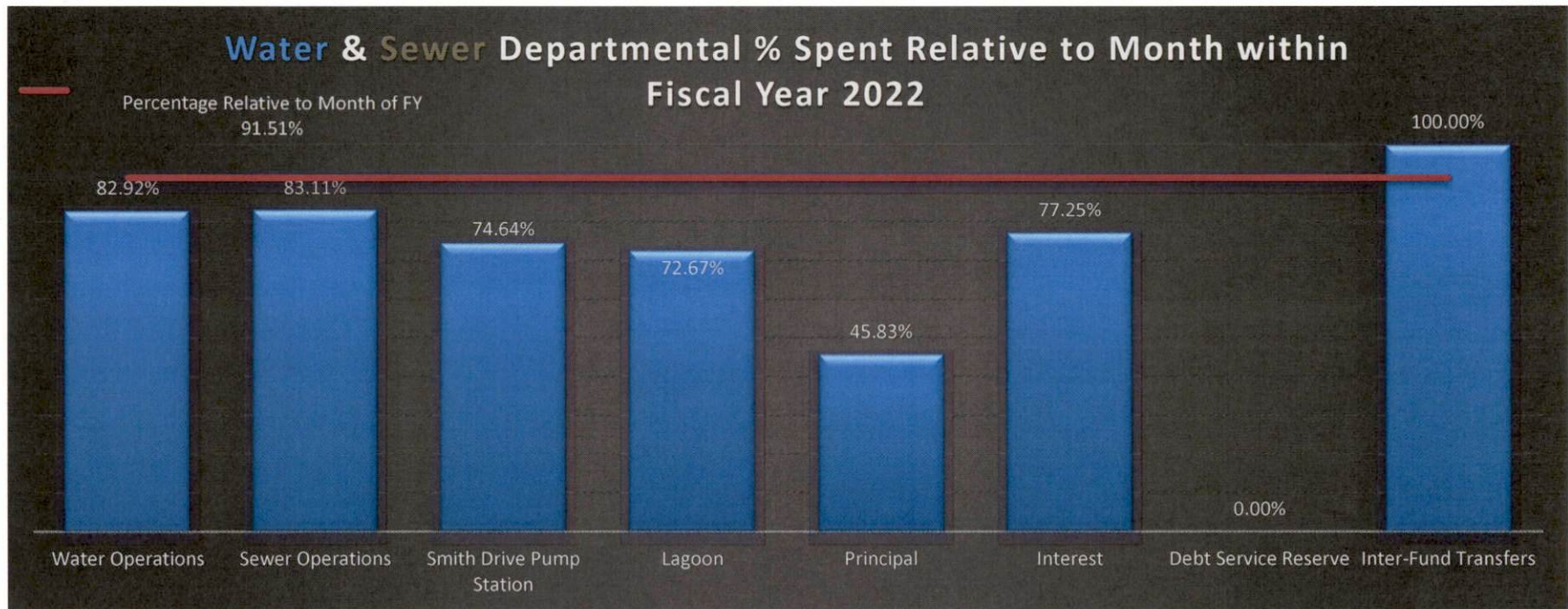


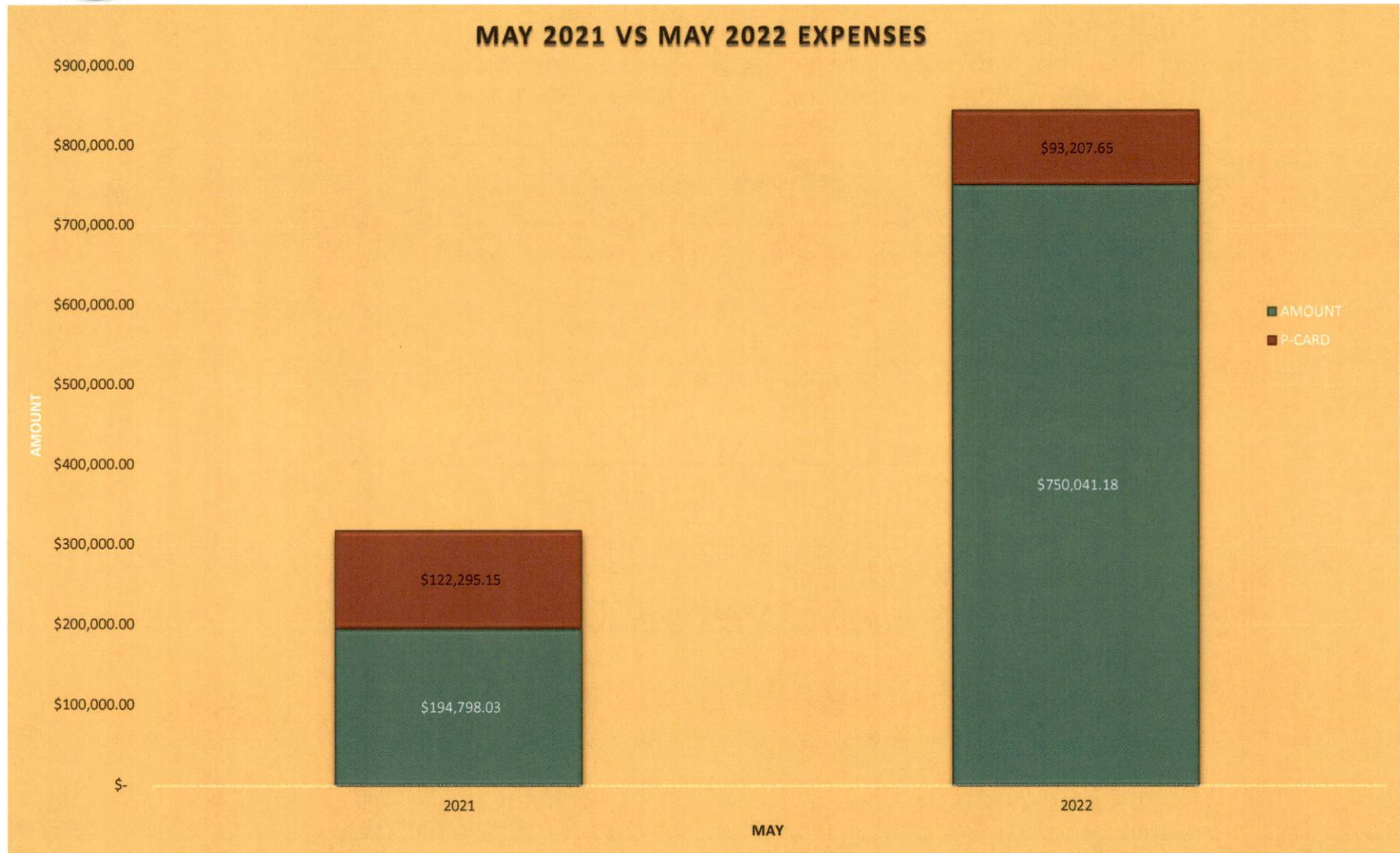


## Water & Sewer Fund Revenue





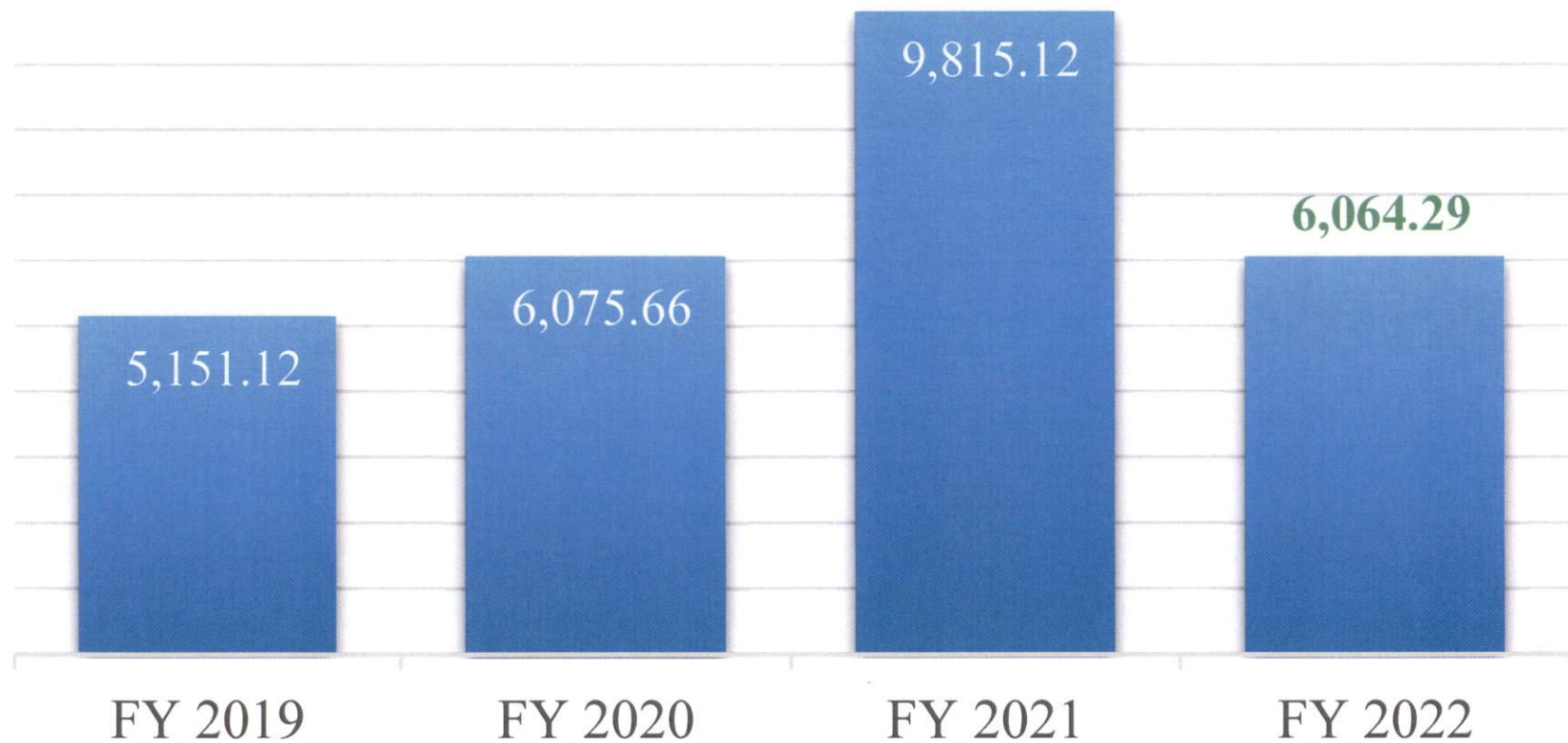








## (Recovered Utility Delinquencies)







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	\$ 8,076.00	\$ 4,250.00	\$ 75.00	\$ (1,079.03)	\$ 2,395.00	\$ -
June	\$ -	\$ 1,750.00	\$ 1,158.00						
Subtotal:	\$ 106,612.67	\$ 23,625.00	\$ 2,316.00	\$ 106,335.60	\$ 36,220.00	\$ 1,600.00	\$ (277.07)	\$ 14,345.00	\$ 442.00



## Statement of Revenues & Expenditures (as of May 31, 2022)

General Fund				
	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
Ad Valorem Taxes	2,158,397	2,151,217.55	(7,179.45)	99.67%
Motor Vehicle Tax	284,100	267,862.75	(16,237.25)	94.28%
Local Option Sales Tax	1,353,188	1,222,412.52	(130,775.48)	90.34%
Other Taxes	477,688	393,011.45	(84,676.55)	82.27%
Restricted Intergovernmental	176,387	151,781.81	(24,605.19)	86.05%
Permits and Fees	722,458	679,095.46	(43,362.54)	94.00%
Recreation Department Fees	85,269	84,894.09	(374.91)	99.56%
Investment Earnings	8,200	4,410.38	(3,789.62)	53.79%
Other General Revenues	304,112	310,888.32	6,776.32	102.23%
Fund Balance Appropriated	1,626,416	1,372,790.00	(253,626.00)	84.41%
<b>Total Revenues</b>	<b>7,196,215</b>	<b>6,638,364.33</b>	<b>(557,850.67)</b>	<b>92.25%</b>
<b>Expenditures:</b>	<b>Budget</b>	<b>YTD</b>	<b>Variance</b>	<b>Percentage</b>
Administration	1,192,017	1,033,965.32	158,051.68	86.74%
Police Department	1,854,910	1,531,273.06	323,636.94	82.55%
Planning & Inspections Department	600,082	480,603.13	119,478.87	80.09%
Streets & Sanitation Department	1,183,393	964,084.62	219,308.38	81.47%
Parks & Recreation Department	461,350	411,223.59	50,126.41	89.13%
Library Department	256,232	209,467.12	46,764.88	81.75%
Depot	82,099	73,929.46	8,169.54	90.05%
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	1,476,348.00	1,372,790.00	103,558.00	92.99%
<b>Total Expenditures</b>	<b>7,196,215</b>	<b>6,167,119.63</b>	<b>1,029,095.37</b>	<b>85.70%</b>
Revenues over Expenditures (Spread) ----->		<b>471,244.70</b>		

## Statement of Revenues & Expenditures (as of May 31, 2022)

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





## Statement of Revenues & Expenditures (as of May 31, 2022)

General Capital Reserve Fund				
	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
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%
<b>Total Revenues</b>	<b>2,013,500</b>	<b>1,903,673.00</b>	<b>(109,827.00)</b>	<b>94.55%</b>
<b>Expenditures:</b>				
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%
<b>Total Expenditures</b>	<b>2,013,500</b>	<b>693,855.00</b>	<b>1,319,645.00</b>	<b>34.46%</b>
Revenues over Expenditures (Spread) ----->		<b>1,209,818.00</b>		

## Statement of Revenues & Expenditures (as of May 31, 2022)

Municipal Building Project Fund				
	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
Interest Earned	-	-	-	0.00%
Transfer from General Fund	423,148	319,590.00	(103,558.00)	75.53%
Transfer from General Fund CRF	693,855	693,855.00	-	100.00%
<b>Total Revenues</b>	<b>1,117,003</b>	<b>1,013,445.00</b>	<b>(103,558.00)</b>	<b>90.73%</b>
<b>Expenditures:</b>				
Preconstruction Department	89,779.00	57,601.50	32,177.50	64%
Architectural Department	1,027,224	768,692.62	258,531.38	74.83%
<b>Total Expenditures</b>	<b>1,117,003</b>	<b>826,294.12</b>	<b>290,708.88</b>	<b>73.97%</b>
Revenues over Expenditures (Spread) ----->		<b>187,150.88</b>		





### Statement of Revenues & Expenditures (as of May 31, 2022)

Booster Club				
	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
Interest Earned	-	-	-	0.00%
Booster Club Proceeds	44,585	50,410.85	5,825.85	113.07%
<b>Total Revenues</b>	<b>44,585</b>	<b>50,410.85</b>	<b>5,825.85</b>	<b>113.07%</b>
<b>Expenditures:</b>				
	Budget	YTD	Variance	Percentage
UNIFORMS	350	-	350.00	0.00%
PRINTING & PUBLISHING	425	425.00	-	100.00%
Professional Services	4,039	-	4,039.00	0.00%
Contract Services	16,758	2,438.37		14.55%
Capital Outlay	23,013	14,612.99		63.50%
<b>Total Expenditures</b>	<b>44,585</b>	<b>17,476.36</b>	<b>27,108.64</b>	<b>39.20%</b>
Revenues over Expenditures (Spread) ----->		<b>32,934.49</b>		

### Statement of Revenues & Expenditures (as of May 31, 2022)

Powell Bill Fund				
	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
Vehicle Licenses	19,500	17,388.54	(2,111.46)	89.17%
Interest on Investments	12	104.85	92.85	873.75%
State Street - Aid	162,960	162,960.41	0.41	100.00%
Fund Balance Appropriated	168,570	-	(168,570.00)	0.00%
<b>Total Revenues</b>	<b>351,042</b>	<b>180,453.80</b>	<b>(170,588.20)</b>	<b>51.41%</b>
<b>Expenditures:</b>				
	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	257,808.00	14,192.00	94.78%
Paving (Stemming from Vehicle Licenses	19,500	-	19,500.00	0.00%
Capital Outlay	17,500	15,639.00	1,861.00	89.37%
<b>Total Expenditures</b>	<b>351,042</b>	<b>281,378.45</b>	<b>69,664</b>	<b>80.16%</b>
Revenues over Expenditures (Spread) ----->		<b>(100,924.65)</b>		



### Statement of Revenues & Expenditures (as of May 31, 2022)

#### American Rescue Plan Act & CARES Act Fund

	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
Interest on Investments	-	-	-	0.00%
American Rescue Plan Distribution	1,725,747	862,873.33	(862,873.67)	50.00%
CARES Act Distribution	104,480	104,480.00	-	100.00%
<b>Total Revenues</b>	<b>1,830,227</b>	<b>967,353.33</b>	<b>(862,873.67)</b>	<b>52.85%</b>
<b>Expenditures:</b>	<b>Budget</b>	<b>YTD</b>	<b>Variance</b>	<b>Percentage</b>
ARPA Department				
Angier Business Improvement	-	-	-	0.00%
General Fund Government Service	-	-	-	0.00%
Downtown Sewer Improvements	-	-	-	0.00%
WATER/SEWER & DRAINAGE	1,725,747	-	1,725,747.00	0.00%
CARES Act Department				
CARES Act	94,480	16,169.34	78,310.66	17.11%
General Fund Utilization	10,000	-	10,000.00	0.00%
<b>Total Expenditures</b>	<b>1,830,227</b>	<b>16,169</b>	<b>1,814,057.66</b>	<b>0.88%</b>
Revenues over Expenditures (Spread) ----->		<b>951,183.99</b>		

### Statement of Revenues & Expenditures (as of May 31, 2022)

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

	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
NC Department of Transportation	585,394	158,278.26	(427,115.74)	27.04%
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%
<b>Total Revenues</b>	<b>871,514</b>	<b>429,111.26</b>	<b>(442,402.74)</b>	<b>49.24%</b>
<b>Expenditures:</b>	<b>Budget</b>	<b>YTD</b>	<b>Variance</b>	<b>Percentage</b>
ENGINEERING/CONCRETE TESTING (100%)	10,750	668.00	10,082.00	6.21%
Engineering	12,663	-	12,663.00	0.00%
Construction	848,101	279,415.15	568,685.85	32.95%
<b>Total Expenditures</b>	<b>871,514</b>	<b>280,083.15</b>	<b>591,430.85</b>	<b>32.14%</b>
Revenues over Expenditures (Spread) ----->		<b>149,028.11</b>		





## Statement of Revenues & Expenditures (as of May 31, 2022)

Water & Sewer Fund				
	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
Water Sales	1,505,657	1,410,828.69	(94,828.31)	93.70%
Sewer Sales	1,701,941	1,418,788.61	(283,152.39)	83.36%
Investment Earnings	19,000	2,547.34	(16,452.66)	13.41%
Late Fees/Reconnections	107,850	108,216.15	366.15	100.34%
Other Operating Revenues	1,219,412	778,917.78	(440,494.22)	63.88%
Transfer from W/S Capital Reserve	-	-	-	0.00%
<b>Total Revenues</b>	<b>4,553,860</b>	<b>3,719,298.57</b>	<b>(834,561.43)</b>	<b>81.67%</b>
<b>Expenditures:</b>	<b>Budget</b>	<b>YTD</b>	<b>Variance</b>	<b>Percentage</b>
Water Operations	1,870,884	1,551,411.53	319,472.47	82.92%
Sewer Operations	1,375,303	1,143,003.87	232,299.13	83.11%
Smith Drive Regional Pump Station	578,149	431,556.06	146,592.94	74.64%
Lagoon	71,943	52,283.45	19,659.55	72.67%
Debt Service				0.00%
Principal	299,866	137,427.95	162,438.05	45.83%
Interest	81,830	63,213.93	18,616.07	77.25%
Debt Service Reserve	-	-	-	0.00%
Inter-Fund Transfers	275,885	275,885.00	-	100.00%
<b>Total Expenditures</b>	<b>4,553,860</b>	<b>3,654,781.79</b>	<b>899,078.21</b>	<b>80.26%</b>
Revenues over Expenditures (Spread) ----->		<b>64,516.78</b>		

## Statement of Revenues & Expenditures (as of May 31, 2022)

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





### Statement of Revenues & Expenditures (as of May 31, 2022)

Water & Sewer Capital Reserve Fund				
	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
Pump Stations & Force Main	75,000	75,000.00	-	100.00%
Harnett County Sewer Capacity	200,885	200,885.00	-	100.00%
<b>Total Revenues</b>	<b>275,885</b>	<b>275,885.00</b>	<b>-</b>	<b>100.00%</b>
<b>Expenditures:</b>	<b>Budget</b>	<b>YTD</b>	<b>Variance</b>	<b>Percentage</b>
Transfer to Pump Station #1 & #6 Projec	75,000	-	75,000.00	0.00%
Transfer to HC Sewer Capacity	200,885	-	200,885.00	0.00%
<b>Total Expenditures</b>	<b>275,885</b>	<b>-</b>	<b>275,885.00</b>	<b>0.00%</b>
Revenues over Expenditures (Spread) ----->		<b>275,885.00</b>		

### Statement of Revenues & Expenditures (as of May 31, 2022)

Pump Stations & Force Main Capital Project Fund				
	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
Interest Earned	-	644.39	644.39	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%
<b>Total Revenues</b>	<b>3,876,283</b>	<b>3,349,644.39</b>	<b>(526,638.61)</b>	<b>86.41%</b>
<b>Expenditures:</b>	<b>Budget</b>	<b>YTD</b>	<b>Variance</b>	<b>Percentage</b>
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	391,137.27	2,031,208.73	16.15%
<b>Total Expenditures</b>	<b>3,876,283</b>	<b>537,128.72</b>	<b>3,339,154.28</b>	<b>13.86%</b>
Revenues over Expenditures (Spread) ----->		<b>2,812,515.67</b>		



## Statement of Revenues & Expenditures (as of May 31, 2022)

Asset Forfeiture Fund				
	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
Unauthorized Substance Use Distribution	1,290	-	(1,290.00)	0.00%
Federal Equitable Sharing Distribution	28,710	-	(28,710.00)	0.00%
<b>Total Revenues</b>	<b>30,000</b>	<b>-</b>	<b>(30,000.00)</b>	<b>0.00%</b>
<b>Expenditures:</b>				
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>				
<b>Total Expenditures</b>	<b>30,000</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Revenues over Expenditures (Spread) ----->		-		



### Statement of Revenues & Expenditures (as of May 31, 2022)

#### System Development Fee (Buy-In Method)

	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
Interest on Investments	5	-	(5.00)	0.00%
SDF (Water Buy-In Method)	35,000	93,902.58	58,902.58	268.29%
SDF (Sewer Buy-In Method)	104,000	283,150.00	179,150.00	272.26%
<b>Total Revenues</b>	<b>139,005</b>	<b>377,052.58</b>	<b>238,047.58</b>	<b>271.25%</b>
<b>Expenditures:</b>	<b>Budget</b>	<b>YTD</b>	<b>Variance</b>	<b>Percentage</b>
Harnett County WWTP Expansion	139,005	-	139,005.00	0.00%
<b>Total Expenditures</b>	<b>139,005</b>	<b>-</b>	<b>139,005.00</b>	<b>0.00%</b>
Revenues over Expenditures (Spread) ----->		<b>377,052.58</b>		

### Statement of Revenues & Expenditures (as of May 31, 2022)

#### System Development Fee (Incremental Cost Method)

	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
Interest on Investments	-	-	-	0.00%
SDF (Water Incremental Method)	1,039	3,186.42	2,147.42	306.68%
<b>Total Revenues</b>	<b>1,039</b>	<b>3,186.42</b>	<b>2,147.42</b>	<b>306.68%</b>
<b>Expenditures:</b>	<b>Budget</b>	<b>YTD</b>	<b>Variance</b>	<b>Percentage</b>
Transfer to Capital Project Fund	1,039	-	1,039.00	0.00%
<b>Total Expenditures</b>	<b>1,039</b>	<b>-</b>	<b>1,039.00</b>	<b>0.00%</b>
Revenues over Expenditures (Spread) ----->		<b>3,186.42</b>		