



# *Board of Commissioners Regular Meeting Agenda*

**Tuesday, September 6, 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**

None

**Public Comment**

**Consent Agenda**

**1. Approval of Minutes**

- a. August 2, 2022 – Regular Meeting

**Public Hearings**

**1. Conditional Rezoning Request – Submitted by Meritage Homes**

- a. Application submitted by Meritage Homes to rezone approximately 47 acres located on Old Buies Creek Road (**Harnett** PIN's: 0673-72-4977.000 & 0673-72-7501.000) from RA-30 to CZ-R-6.

**2. Conditional Rezoning Request – Submitted by Chris McKinney**

- a. Application submitted by Chris McKinney to rezone approximately 31 acres located on Matthews Mill Pond Road (**Harnett** PIN's: 0673-35-3156.000 & 0673-34-3650.000) from RA-30 to CZ-R-6.

**New Business**

**1. Classification & Pay Study Proposed Revisions**

- a. Consideration and approval to authorize the Town Manager to sign a contract with Piedmont Triad Regional Council to revise the current classification and pay study.

**2. Water Distribution Core System Replacement Budget Ordinance**

- a. Consideration and approval to adopt a Water Infrastructure Core System Replacement Budget Ordinance to establish a new fund in the amount of \$4,250,000.

**3. Elevated Water Storage Tank Replacement Budget Ordinance**

- a. Consideration and approval to adopt an Elevated Water Storage Tank Replacement Budget Ordinance to establish a new fund in the amount of \$2,456,250.

**Old Business**

**1. Resolution #R022-2022 – Fixing a Date for Annexation Public Hearing submitted by Daniel & Janet Gardner and Kenneth & Debra Gardner**

- a. Consideration and approval of Resolution #R022-2022 to Fix a Date for Public Hearing of a voluntary annexation submitted by Daniel & Janet Gardner & Kenneth & Debra Gardner for approximately 47.8 acres located on Old Buies Creek Road, Angier, NC (**Harnett** PIN's: 0673-72-4977.000 & 0673-72-7501.000).

**2. Resolution #R023-2022 – Fixing a Date for Annexation Public Hearing submitted by Rebecca Partin**

- a. Consideration and approval of Resolution #R023-2022 to Fix a Date for Public Hearing of a voluntary annexation submitted by Rebecca Partin for approximately 32.23 acres located on Matthews Mill Pond Road, Angier, NC (**Harnett** PIN's: 0673-35-3156.000 & 0673-34-3650.000)

**3. Resolution #R024-2022 – Fixing a Date for Annexation Public Hearing submitted by Taylor Morrison of Carolinas, Inc.**

- a. Consideration and approval of Resolution #R024-2022 to Fix a Date for Public Hearing of a voluntary annexation submitted by Taylor Morrison of Carolinas, Inc. for approximately 35.61 acres located on Junny Road & Kennebec Road, Angier, NC (**Harnett** PIN's: 0674-76-8650.000; 0674-76-8919.000; 0674-87-0285.000 and **Wake** PIN: 0674871973).

**4. Resolution #R025-2022 – Fixing a Date for Annexation Public Hearing submitted by Doris Collins**

- a. Consideration and approval of Resolution #R025-2022 to Fix a Date for Public Hearing of a voluntary annexation submitted by Doris Collins for approximately 0.942 acres located on E. Wimberly Street, Angier, NC (**Harnett** PIN: 0684-03-0781.000).

**Manager's Report**

**Staff Reports**

**Mayor and Town Board Reports**

**Closed Session pursuant to NCGS 143-318.11 (a)(3) – to review and approve closed session minutes**

**Adjourn**

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



# CONSENT AGENDA

**Town of Angier  
Board of Commissioners  
Tuesday, August 2, 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, August 2, 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 Jim Kazakavage  
Commissioner George "Jr." Price via *Zoom*

**Members Excused:** Commissioner Alan Coats

**Staff Present:** Town Manager Gerry Vincent  
Town Clerk Veronica Hardaway  
Planning Director Sean Johnson  
Chief of Police Lee Thompson  
Finance Director Hans Kalwitz  
HR Director Melissa Wilder  
Town Engineer Bill Dreitzler  
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 August 2, 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:** 3-0; unanimous

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

**Motion:** Mayor Pro-tem Hawley  
**Vote:** 3-0; unanimous

### **Public Comment**

Angier ABC Board Chairman Brian Hawley, 49 Kerrylane Dr., reviewed and gave updates on financials and business decisions of the ABC Board.

### **Consent Agenda**

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

- a. July 5, 2022 – Regular Meeting

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

**Motion:** Commissioner Kazakavage  
**Vote:** 3-0, unanimous

### **Public Hearings**

#### **1. Text Amendment – Police Department Ordinance Violations for Enforcement**

Mayor Smith reminded everyone in attendance that this Public Hearing is a continuation of last Board meeting.

Town Attorney Dan Hartzog, Jr. stated a recent law was passed that required municipalities to update their ordinances that if a violation of an ordinance of misdemeanor occurs and has a fine associated with that, it needs to be stated specifically within that ordinance. Previously, you could have just a blanket statement that any violation of a Town ordinance is considered a class 3 misdemeanor. We have updated our ordinances to address this issue.

Mayor Smith opened the Public Hearing.

Seeing no one, Mayor Smith closed the Public Hearing.

**Board Action:** The Town Board voted to adopt the Text Amendments that pertain to the Police Department Ordinance Violations for Enforcement as presented.

**Motion:** Commissioner Kazakavage  
**Vote:** 3-0; unanimous

#### **2. Conditional Rezoning Request – Submitted by Daniel & Melinda Beavers**

Planning Director Sean Johnson stated that staff received a rezoning request from Daniel & Melinda Beavers for approximately 0.64 acres located at 612 N. Broad St. E., Angier, NC (Harnett PIN: 0674-72-5896.000) from R-10 to Conditional General Commercial. The property currently has a single-family dwelling on it. Surrounding land uses include



medium density residential, as well as the bank and post office across Broad Street. Public water and sewer services are available. The proposed rezoning does not align with the medium density residential designation shown on the Future Land Use Plan. However, with appropriate conditions enacted by the Board, the proposed medical office use can be facilitated in a manner that does not adversely affect the surrounding neighborhood. At their July 12<sup>th</sup> meeting, the Planning Board voted to recommend approval of the conditional rezoning with the proposed conditions presented.

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

1. The parcel in question shall only be used for a medical office use. Upon rezoning approval, the building located on site shall not be occupied as a residential dwelling unless rezoned back to a residential zoning district.
2. There shall be a 10ft Type C Landscape Buffer installed along N. Broad Street and E. Roy Street. Existing vegetation may be counted towards this buffer.
3. There shall be a 15ft Type A Landscape Buffer installed along the northern and eastern property lines, which shall include a 6ft opaque fence.
4. There shall be at least 6 parking spaces installed on the property. If the building is enlarged, additional parking shall be installed at a rate of one space per 300sqft of total building area. All parking shall be designated and installed per Ordinance Section 8.2.
5. The existing access/driveway from Roy Street shall not be used for public access.

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

Mayor Smith opened the Public Hearing.

John Baker, 678 N. Broad St., shared his concern of what a commercial property will do to a residential area, specifically the value of his property. He stated he is in opposition to the proposed rezoning.

Mike Nye, 619 N. Dunn St., voiced the same concern regarding property value now and in the future.

Christina Nye, 619 N. Dunn St., shared concern of a buffer abutting her existing fence and articulated her worry of trees being cut down.

Brian Hawley, 49 Kerrylane Dr., was concerned with waste services and what the requirements are for hazardous material storage.

Mr. Johnson stated commercial properties are permitted to have up to three recycle and three trash receptacles before they are required to get a dumpster and then screen that dumpster.

Bob Jusnes, 574 N. Broad St. E., is not opposed to this rezoning because of the conditions. His largest concern, which is being addressed, is the public access from Broad Street instead of Roy Street. With the applicant's operating hours of a medical building, she would have no effect on day to day life.

Dr. Melinda Beavers, applicant, stated she enjoys rural medicine and attended a medical university that specialized in training rural providers. She emphasized what her business could possibly bring to the Town of Angier. In regards to a medical practice, her main goal is to meet all the needs they see in a family when they visit her office. Owning a medical practice is still a business and seeking medical care is still seeking services from a business.

The majority of her pediatric patients in Angier are leaving and going to Fuquay-Varina, Holly Springs, and even in areas of Johnston County. Bringing a pediatric office to this area that can reach the clientele here is very important. Many of her patients from her previous office live in the Angier area or southern Fuquay-Varina. She would be bringing an established patient base in addition to providing medical care for a lot of people here in this area who would be looking for something closer to home. Not only would that keep the business of medical practice in the area, but its also going to keep the practices in the business of pharmacy. Many would also be going to the grocery store to get things that kids need.

The reason Dr. Beavers looked at this specific property is because in pediatrics it's incredibly important to create a home for the families that are taken care of. A good pediatrician isn't just taking care of checking boxes for kid's health, they're taking care of a family, a child from birth to adulthood and guiding parents through an experience that they often have not been through before. Dr. Beavers stated she wants very little to change about the building itself and the property. When it comes to putting up fences and how those would look, it's very important to her that it agrees with what her neighbors want in addition to what the Town of Angier wants. She is not in favor of taking down any oak trees on the property, however there is one pine tree in the middle of the front yard not original to the house or property that will come down. As far as parking, its very important to the practice that it's kept to the front of the building and also keeping cars to the street that has heavy traffic. Approximately 7-15 patients over the day will be seen because it takes about 15-30 minutes to see one pediatric patient and she's the only practitioner. To begin with there will be just herself and one nurse. Weekday appointments are intended in general although the practice will allow for weekend appointments for infants.

Dr. Beavers went on to say that the practice will have very little waste. There will be biohazard disposal as well as specific sharps disposal, however due to the size of their practice they would be on a schedule base with the companies that deal with those waste products specifically. In order to control and prevent the spread of any infections or illnesses, the practice will use a mini split unit that would allow circulation and ventilation of each individual room as well as the control of temperature. Dr. Beavers also added that she would like to have signage in the front of the building made of wood or stone that is very classy.



Don Curry, with Curry Engineering, stated that he just wanted to reiterate Dr. Beavers' comments by saying that they do feel like they've made specific accommodations for this property. With the Conditional zoning they feel the conditions being offered make this request reasonable.

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

**Board Action:** The Town Board unanimously voted to grant the Conditional Rezoning Request submitted by Daniel & Melinda Beavers for approximately 0.64 acres located at 612 N. Broad St. E., Angier from R-10 to General Commercial.

**Motion:** Mayor Pro-tem Hawley

**Vote:** 3-0; unanimous

### **New Business**

#### **1. Voluntary Annexation Petition – Submitted by Daniel & Janet Gardner and Kenneth & Debra Gardner**

Planning Director Sean Johnson stated staff has received a voluntary annexation petition submitted by Daniel & Janet Gardner and Kenneth & Debra Gardner for approximately 47.8 acres located on Old Buies Creek Road, Angier, NC (Harnett PIN's: 0673-72-4977.000 & 0673-72-7501.000). The next step is for the Board to direct the Town Clerk to investigate the sufficiency of the petition and report back at the September 6<sup>th</sup> Board meeting.

**Board Action:** The Town Board unanimously voted to approve Resolution #R018-2022 to Direct the Clerk to Investigate the Sufficiency of the Petition and report back at the September 6<sup>th</sup> Board meeting.

**Motion:** Commissioner Kazakavage

**Vote:** 3-0, unanimous

#### **2. Voluntary Annexation Petition – Submitted by Rebecca Partin**

Planning Director Sean Johnson stated staff has received a voluntary annexation petition submitted by Rebecca Partin for approximately 32.23 acres located on Matthews Mill Pond Road, Angier, NC (Harnett PIN's: 0673-35-3156.000 & 0673-34-3650.000). The next step is for the Board to direct the Town Clerk to investigate the sufficiency of the petition and report back at the September 6<sup>th</sup> Board meeting.

**Board Action:** The Town Board unanimously voted to approve Resolution #R019-2022 to Direct the Clerk to Investigate the Sufficiency of the Petition and report back at the September 6<sup>th</sup> Board meeting.

**Motion:** Commissioner Kazakavage

**Vote:** 3-0, unanimous



### **3. Voluntary Annexation Petition – Submitted by Taylor Morrison of Carolinas, Inc.**

Planning Director Sean Johnson stated staff has received a voluntary annexation petition submitted by Taylor Morrison of Carolinas, Inc. for approximately 35.61 acres located on Junny Road, Angier, NC (Harnett PIN's: 0674-76-8650.000; 0674-76-8919.000 & 0674-87-0285.000; Wake PIN: 0674871973). The next step is for the Board to direct the Town Clerk to investigate the sufficiency of the petition and report back at the September 6<sup>th</sup> Board meeting.

**Board Action:** The Town Board unanimously voted to approve Resolution #R020-2022 to Direct the Clerk to Investigate the Sufficiency of the Petition and report back at the September 6<sup>th</sup> Board meeting.

**Motion:** Commissioner Price

**Vote:** 3-0, unanimous

### **4. Voluntary Annexation Petition – Submitted by Doris J. Collins**

Planning Director Sean Johnson stated staff has received a voluntary annexation petition submitted by Doris J. Collins for approximately 0.942 acres located on E. Wimberly Street, Angier, NC (Portion of Harnett PIN: 0684-03-0781.000). The next step is for the Board to direct the Town Clerk to investigate the sufficiency of the petition and report back at the September 6<sup>th</sup> Board meeting.

**Board Action:** The Town Board unanimously voted to approve Resolution #R021-2022 to Direct the Clerk to Investigate the Sufficiency of the Petition and report back at the September 6<sup>th</sup> Board meeting.

**Motion:** Mayor Pro-tem Hawley

**Vote:** 3-0, unanimous

### **5. 500,000 Gallon Elevated Water Storage Tank**

Town Engineer Bill Dreitzler stated that in 2014 the Town initiated a Preliminary Engineering Report that addressed two new elevated water storage tanks and the replacement of the old core water distribution system. To date, a new elevated water storage tank has been installed and is in operation along Kennebec Church Road. This project will replace the 100,000 gallon elevated storage tank on Dora Street and the Junny Road standpipe. A Request for Qualifications (RFQ) was advertised on May 16, 2022 with a submittal deadline of June 16, 2022. The Town received one submittal, MBD Consulting Engineers, P.A. MBD was the engineering consultant for the successful Kennebec Church Road 250,000 gallon elevated water storage tank project. Upon selection of MBD Consulting Engineers, P.A. staff initiated the fee agreement process.

The MBD Consulting Engineers, P.A. fee agreement proposes a lump sum fee of \$135,000. The breakdown is \$100,000 for a preliminary study (tank site selection), survey, engineering design and permitting. In addition, \$35,000 for construction contract administration and observation. Based on past experience, MBD is recommending a

budget of \$10,000 for a third party consultant to provide environmental and geotechnical investigations. The NCDEQ Division of Water Infrastructure provided \$2,456,250 in American Rescue Plan (ARP) funding through the State Fiscal Recovery Fund. These funds will be utilized for the MBD Agreement and any third party consultants secured for environmental and geotechnical investigations.

**Board Action:** The Town Board voted to authorize the Town Manager to execute the MBD Consulting Engineers, P.A. Fee Proposal in the amount of \$135,000.

**Motion:** Mayor Pro-tem Hawley

**Opposed:** Commissioner Price

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

## **6. Budget Amendment #1**

Finance Director Hans Kalwitz stated that this budget amendment pertains to the General Fund, Parks & Recreation Field Rental/Donations Fund, and the Water/Sewer Fund. Due to our supply chain issues, projects were not completed as desired and, therefore, that which could not be spent will inevitably fall into respective fund balances. Additionally, within the General Fund, drug seizure money that has been collected since FY 2005 will be reallocated from the General Fund to the Asset Forfeiture Fund (as adopted during our February 1, 2022 Board meeting for sake of transparency); thereby fulfilling the goal of maintaining such money as restricted in accordance to Federal and State law.

The Parks & Recreation Field Rental/Donations Fund (formerly known as the Booster Club Fund) had much to purchase during FY 2022, but because of our supply chain issue, that which is held in its respective Fund Balance as of June 20, 2022, this will be balanced forward into FY 2023 for the Parks & Recreation Department to fully utilize. This budget amendment will acknowledge revenue to be appropriated to respective expenditure lines within the General Fund, Parks & Recreation Field Rental/Donations Fund, and Water/Sewer Fund; \$93,668, \$33,000, and \$5,332 respectively.

**Board Action:** The Town Board unanimously voted to approve Budget Amendment #1 that pertains to the General Fund, Parks & Recreation Field Rental/Donations Fund, and the Water/Sewer Fund.

**Motion:** Commissioner Kazakavage

**Vote:** 3-0; unanimous

## **7. Harnett County Library Building Lease Agreement with the Town of Angier**

Town Manager Gerry Vincent stated that the entire library building is included in the three year lease agreement. The Board Room is considered to be shared space. Utilities will be paid by the Town of Angier and will be split with the County based on a percentage of use and the Town will invoice the County for payment. The contents of the building will be insured under Harnett County and the building itself will be covered under the Town's insurance.



**Board Action:** The Town Board unanimously voted to approve the Library Building Lease Agreement between Harnett County and the Town of Angier.

**Motion:** Commissioner Price

**Vote:** 3-0; unanimous

#### **8. Termination of State of Emergency for the Town of Angier**

Mayor Smith explained that at the March 13, 2020 Emergency Meeting, he declared a State of Emergency existed within the Town of Angier in response to the global outbreak of COVID-19. Governor Cooper has stated on July 11, 2022 that the COVID-19 State of Emergency will be lifted on August 15, 2022. In order to align with statewide public health and safety protocols regarding COVID-19, the Town of Angier is able to terminate the State of Emergency within the Town.

**Board Action:** The Town Board unanimously voted to terminate the State of Emergency for the Town of Angier effective August 15, 2022.

**Motion:** Commissioner Kazakavage

**Vote:** 3-0; unanimous

#### **Manager's Report**

- Department Reports (Informational Items included in Agenda packets)

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

1. Salary Survey – The last salary survey was conducted in July 2019. Typically, these surveys are conducted every 4-5 years. I would request that we consider moving this up to this fiscal year. I have contacted Lee Worsley, Executive Director with the TJCOG for a contract price. The last survey cost \$8,200. I will advise the Board when I receive the additional information.
2. North Carolina General Assembly Funding – With the Governor's signature regarding the state budget, Angier will receive an additional \$2.8M for water/sewer projects. My proposal is to apply these funds to the \$8.7M Harnett County Wastewater Treatment Plan Expansion Project. The \$2.5M will eliminate the need for a loan with USDA.
3. Harnett County Library Consolidation Plan – The agreement has been revised and signed establishing a start date of August 1, 2022.

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

**Adjournment:** Being no further business, the Town Board voted unanimously to adjourn the meeting at 7:59pm.



**Motion:** Mayor Pro-tem Hawley  
**Vote:** 3-0; unanimous

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Robert K. Smith, Mayor

Attest:

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Veronica Hardaway, Town Clerk

# PUBLIC HEARINGS



## Board of Commissioners Agenda Report

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

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**MEETING DATE:** September 6, 2022  
**PREPARED BY:** Sean Johnson  
**ISSUE:** Rezoning Request  
**CONSIDERED:**  
**DEPARTMENT:** Planning & Inspections

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### SUMMARY OF ISSUE:

Staff has received a rezoning request from Meritage Homes for the roughly 47-acre property owned by Daniel & Janet Gardner, and Kenneth & Debra Gardner on Old Buies Creek Rd.

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 August 9<sup>th</sup> meeting. Attached is the rezoning application, conditions list 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:** September 6, 2022

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

**Applicant:** Meritage Homes

**Parcels in Question:** Old Buies Creek Rd, Angier, NC

**Harnett PINs:** 0673-72-4977.000 & 0673-72-7501.000

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

1. The Parcel In Question Shall Only Be Developed With Single Family Residential Lots
2. There Shall Be No More Than 136 Total Lots On The Parcel In Question. In The Case Of A Reduction In The Total Lot Count Based On Unforeseen Design Constraints, The Planning Director May Approve Minor Adjustments To The Proposed Subdivision Plan.
3. The Minimum Lot Size Shall Be At Least 6,000sqft
4. There Shall Be At Least 45 Lots Greater Than Or Equal To 10,000sqft
5. The Minimum Lot Width Shall Be 50ft
6. The Minimum Building Setbacks Shall Be As Required In The R-6 District
7. There Shall Be A Southbound Right-Turn Lane Installed To Serve Each Development Access On Old Buies Creek Rd. These Improvements Shall Be Installed Per NCDOT Standards Prior To The Recordation Of Any Lots Shown On The Subdivision Plan.
8. In Addition To The Turn Lanes Described In Condition #7, Any Improvements Recommended By The Traffic Impact Analysis Shall Be Installed.
9. There Shall Be A Minimum Of 12 Acres Of Open Space Dedicated In The Proposed Subdivision. Open Space Shall Be Developed In Accordance With Chapter 6 Of The Angier Zoning Ordinance.
10. A 20-Ft Vegetated Buffer Will Be Provided Along Old Buies Creek Rd, Which Shall Be Installed Per The Type A Buffer Standards In Section 7.3 Of The Angier Zoning Ordinance.
11. Where The 70-Ft Wide Lots Are Located Within 20-Ft Of The Western And Northern Property Lines, A 20-Ft Vegetated Buffer Will Be Provided. It Shall Be Installed Per The Type A Buffer Standards In Section 7.3 Of The Angier Zoning Ordinance.
12. Where The 50-Ft Wide Lots Are Located Within 15-Ft Of The Eastern And Southern Property Lines, A 15-Ft Vegetated Buffer Will Be Provided. It Shall Be Installed Per

# Town of Angier

P.O. Box 278

Angier, NC 27501

919-639-2071



Robert K. Smith  
Mayor



Gerry Vincent  
Town Manager

- The Type A Buffer Standards In Section 7.3 Of The Angier Zoning Ordinance.
13. The Property Shall Be Developed With Two Or More Of The Following Amenities:  
Pedestrian Walkways, Benches, Gazebo Or Shade Structure, Play Structure, Play Lawn,  
Or Pet Waste Stations.
  14. There Shall Be Curb & Gutter And 5ft Wide Sidewalk Installed Throughout The  
Proposed Subdivision On Both Sides Of Each Proposed Street.
  15. There Shall Be Curb & Gutter And 5ft Wide Sidewalk Installed Along Old Buies Creek  
Rd Adjacent To The Subdivision Which Stub To The North And South Of Each  
Property In Question.
  16. The Developer Shall Incorporate Crepe Myrtles Near The Entrances To The  
Subdivision.

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

By signing below, both the Town of Angier and Meritage Homes agree to the conditions listed above, which will be incorporated into the zoning regulations for the parcels in question.

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Petitioner  
Meritage Homes

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





## REZONING STAFF REPORT

File #: 2022-000715  
Staff Contact: Sean Johnson  
sjohnson@angier.org (919) 331-6702

Planning Board: August 9, 2022

Public Hearing: September 6, 2022

### Requested Rezoning: RA-30 to (CZ) R-6

#### Applicant Information

##### Owner of Record:

Name: Daniel & Janet Gardner, Kenneth & Debra Gardner  
Address: 4305 & 4144 Old Buies Creek Rd  
City/State: Angier, NC

##### Applicant:

Name: Meritage Homes  
Address: 3300 Paramount Pkwy, Ste 120  
City/State: Raleigh, NC

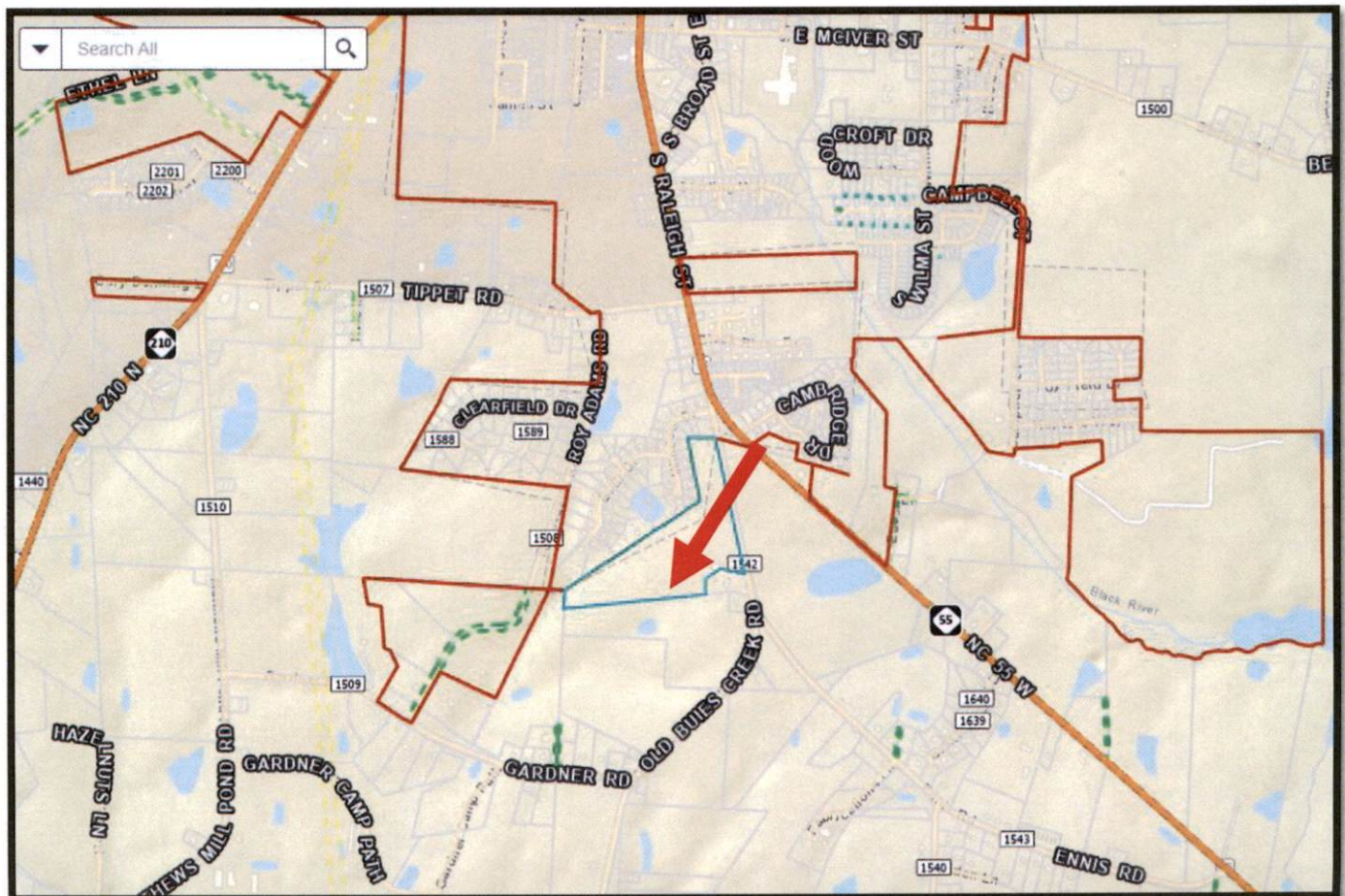
#### Property Description

PIN(s): 0673-72-4977.000 & 0673-72-7501.000

Acreage: 48.47 Acres

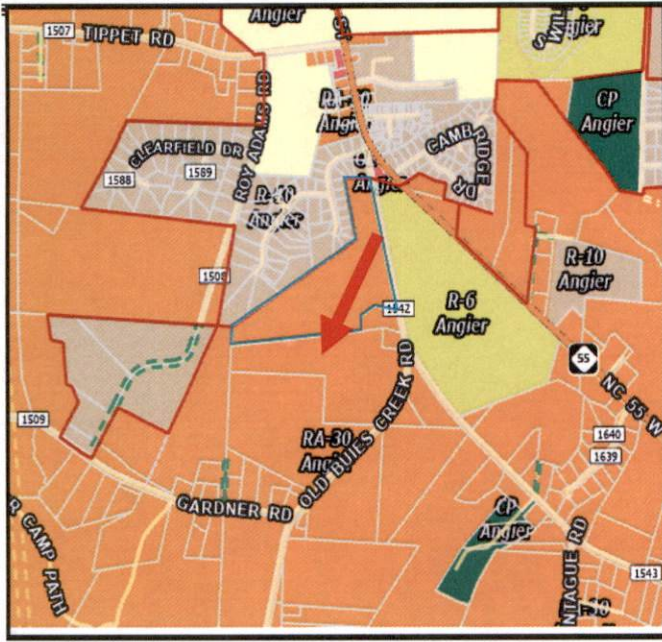
Address: 4583 Old Buies Creek Rd

#### Vicinity Map



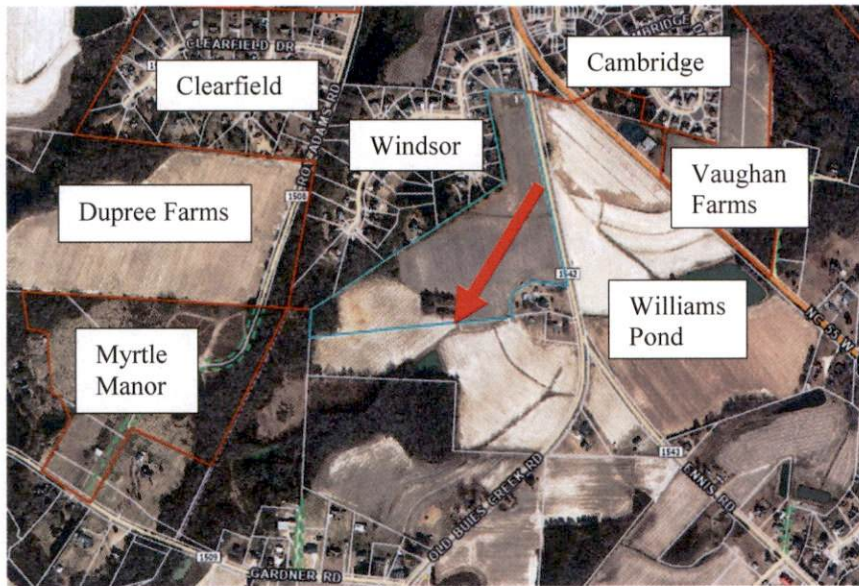


## Zoning Compatibility



	CURRENT	PROPOSED
	RA-30	CZ-R-6
Min. Lot Size	30,000sqft	6,000sqft
Parks & Recreation Facilities	P	
Single Family	P	P
Multi-Family		
Schools	P	
Retail		
Restaurant		
Medical Office		
Churches	S	
Government/Institutional Use	SP	Special Use P
Agriculture		

## Physical Characteristics



Aerial Photograph (2021)

**Site Description:** Two parcels totaling roughly 47 acres currently used as farm land.

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

## Services Available

### Water:

- ☒ Public Upon Extension by the Developer\*\*  
☐ Private (Well)

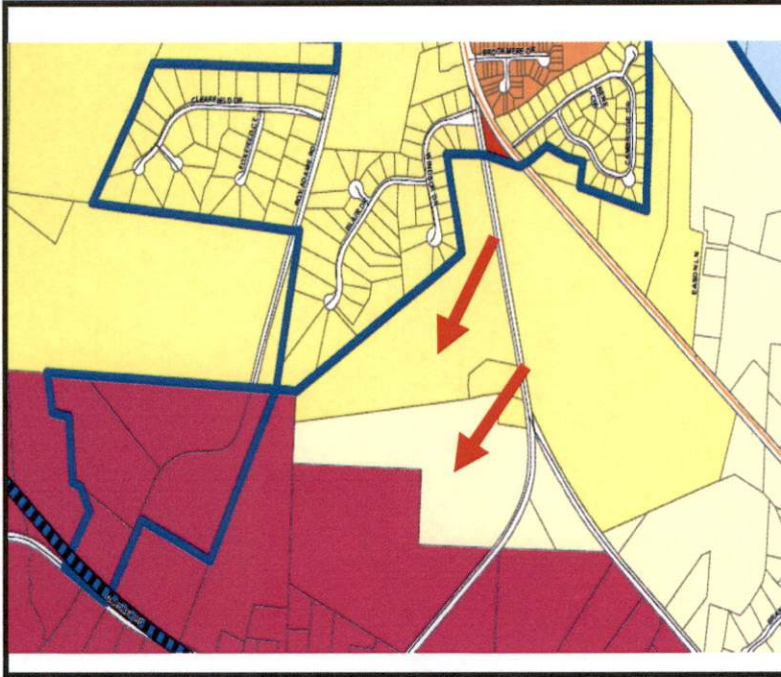
### Sewer:

- ☒ Public Upon Extension by the Developer\*\*  
☐ Private (Septic Tank)

### Transportation:

Accessed by Old Buies Creek Rd

## Land Use Classification Compatibility



Future Land Use Map (2021)

	REQUESTED ZONING	LAND USE
	CZ-R-6	LDR/ MDR
Parks & Rec Facilities		
Single Family	✓	✓
Multi-Family		✓
Churches		
Schools		
Medical Office		
Retail Uses		
Restaurants		
Governmental Uses		
Distribution		
Manufacturing Uses		

The Proposed Rezoning **Does Align** With The Low & Medium Density Residential Designation Shown On The Future Land Use Plan.

Parcels in Question are classified as Low Density (1-3 units/acre) & Medium Density (3-6 units/acre) Residential

**Proposed Density = 2.8 units/acre**



## **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: With appropriate conditions, the requested zoning would allow for an appropriate density of residential uses that are compatible with the surrounding neighborhood.
- ☒ **Yes**   ☐ **No**   The requested zoning district is COMPATIBLE with the existing Land Use Classification.  
REASONING: The requested zoning is in line with the LDR & MDR designation shown on the Land Use Plan.
- ☒ **Yes**   ☐ **No**   The proposal does ENHANCE or maintain the public health, safety and general welfare.  
REASONING: With appropriate conditions, the requested zoning would allow for residential uses that are compatible with the surrounding neighborhood.
- ☐ **Yes**   ☒ **No**   The request is for a SMALL SCALE REZONING and should be evaluated for reasonableness  
REASONING: The proposed rezoning would match the adjacent CZ-R-6 zoning.

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### **Staff Recommendation**

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

With appropriate conditions enacted by the Board, the proposed subdivision will have additional improvements to ensure it does not adversely affect the surrounding neighborhoods.

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

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### **Planning Board Recommendation**

At their August 9<sup>th</sup> meeting The Planning Board recommended **APPROVAL** of the proposed rezoning with the conditions list provided.





# APPLICATION FOR ZONING CHANGE

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



Property #1 of 2

Total Fee: \$400.00

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

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

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

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

## Property Owner:

Name: GARDNER DANIEL W JR &  
GARDNER JANET FRAZIER  
Address: 4305 Old Buies Creek Road  
City/State/Zip: Angier, NC 27501  
E-mail: \_\_\_\_\_  
Phone: \_\_\_\_\_

## Applicant:

Name: Meritage Homes  
Address: 3300 Paramount Pkwy Suite 120  
City/State/Zip: Raleigh, NC 27560  
E-mail: greg.hoff@meritagehomes.com  
Phone: 919.926.2688

## Property Description

portion included in rezoning 24+/- acres

PIN(s): 0673-72-4977.000 Acreage: Total: 28.43 acres

Address: 4583 OLD BUIES CREEK RD ANGIER, NC 27501

Deed

Book: 3083 Page: 0913

## Rezoning Request:

Existing zoning district:

RA-30

Requested zoning district:

CZ 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

Property #1 of 2

**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:

David W. Gardner

6/8/22

Janet Frazier Gardner

6/8/22

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.*



# APPLICATION FOR ZONING CHANGE

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



Property #2 of 2

Total Fee: \$400.00

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

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

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

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

## Property Owner:

Name: GARDNER KENNETH DALE &  
GARDNER DEBRA ANNE  
Address: 4144 Old Buies Creek Road  
City/State/Zip: Angier, NC 27501  
E-mail: \_\_\_\_\_  
Phone: \_\_\_\_\_

## Applicant:

Name: Meritage Homes  
Address: 3300 Paramount Pkwy Suite 120  
City/State/Zip: Raleigh, NC 27560  
E-mail: greg.hoff@meritagehomes.com  
Phone: 919.926.2688

## Property Description

portion included in rezoning 23+/- acres

PIN(s): 0673-72-7501.000

Acreage: Total: 27.82 acres

Address: 919 ENNIS RD ANGIER, NC 27501

Deed

Book: 3083 Page: 0915

## Rezoning Request:

Existing zoning district:

RA-30

Requested zoning district:

CZ 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



Property #2 of 2

**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:

Nelma Anne Barber 6/8/22  
Kenneth Dale Barber 6/8/22  
Property Owner Signature                      Date

**OR**

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

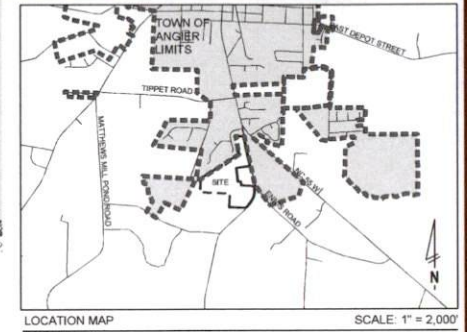
\_\_\_\_\_  
Date

**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.***



Existing Conditions

Gardner Farms



8008 Corporate Center Drive, Suite 110 | Charlotte, NC 28226 | 704.375.2438

Town of Angier\*, North Carolina

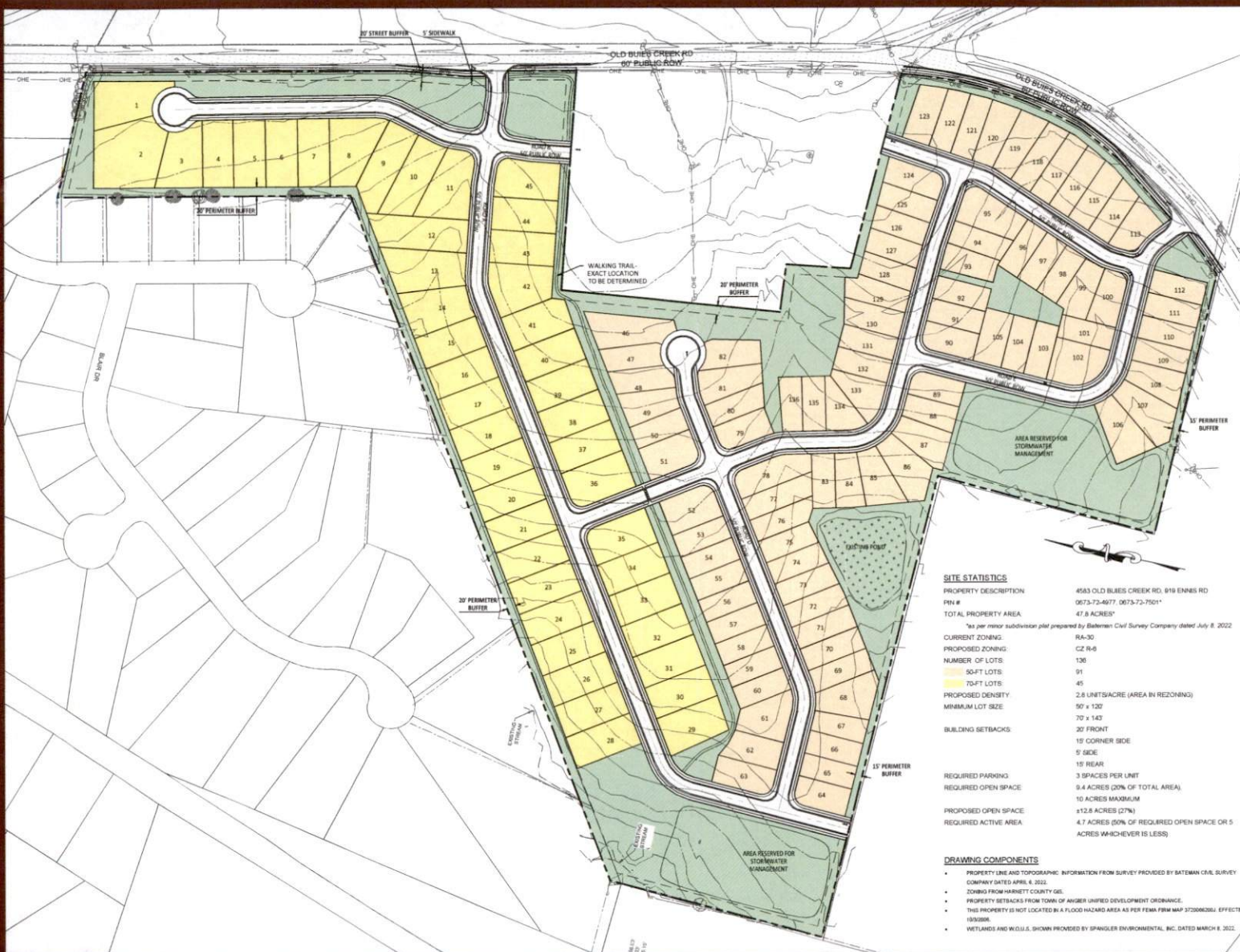
\*pending annexation from Harnett County

July 12, 2022

Page 1 of 3

Note: NOT FOR CONSTRUCTION - Conceptual Plans Only, lot yield and layout subject to change based on final design and approvals.





LOCATION MAP SCALE: 1" = 2,000'

#### Statement of Consistency:

Based on the Town of Angier's future land use map, Gardner Farms is slated for "medium density residential". According to the Town of Angier's comprehensive plan, Medium Density equates to 3-5 units to the acre. The proposed density for the rezoning is 2.8 units to the acre.

Gardner Farms proposing single-family detached homes with a mix of lot sizes. Based on the surrounding residential nature of this area and the recommendations of the comprehensive plan, the proposed use is a reasonable and consistent use for the property.

#### Site Plan Conditions:

##### General:

- The development depicted on this rezoning plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the site, based on these development standards and the ordinance. The site elements are subject to minor alterations or modifications during the design development and construction document phases.
- The location, size and type of storm water management systems depicted on the rezoning plan are subject to review and approval as part of the full development plan submitted and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and actual site discharge points.
- The parcel in question shall only be developed with single family residential lots.
- There shall be no more than 130 total lots on the parcel in question. In the case of a reduction in the total lot count based on unforeseen design constraints, the planning director may approve minor adjustments to the proposed subdivision plan.
- The minimum lot size shall be at least 6,000sqft.
- There shall be at least 45 lots greater than or equal to 10,000sqft.
- The minimum lot width shall be 50ft.
- The minimum building setbacks shall be as required in the R-4 district.

##### Landscape/Environmental:

- A 20-ft vegetated buffer will be provided along Old Buies Creek Rd and Ennis Rd shall be installed per the Type A Buffer Standards in Section 7.3 of the Angier Zoning Ordinance.
- Where the 20-ft wide lots are located within 25-ft of the western and northern property lines, a 20-ft vegetated buffer will be provided. It shall be installed per the Type A Buffer Standards in Section 7.3 of the Angier Zoning Ordinance.
- Where the 50-ft wide lots are located within 15-ft of the eastern and southern property lines, a 15-ft vegetated buffer will be provided. It shall be installed per the Type A Buffer Standards in Section 7.3 of the Angier Zoning Ordinance.
- The property shall be developed with two or more of the following amenities: pedestrian walkways, benches, gazebos or shade structure, play structure, play lawn, or pet waste stations.
- Open space shall be developed in accordance with chapter 6 of the Angier Zoning Ordinance.

##### Transportation:

- Internal streets will be public and adhere to Town of Angier and/or North Carolina Department of Transportation (NCDOT) standards.
- A TIA will be provided for this project and required improvements will be installed by the Developer at the cost of the Developer.
- There shall be curb & gutter and 5-ft wide sidewalk installed throughout the proposed subdivision on both sides of each proposed street.
- There shall be curb & gutter and 5-ft wide sidewalk installed along Old Buies Creek Road.
- Street names will be determined at time of site plan submitted.

##### Utilities:

- Utilities will be public and are proposed to connect to the Town of Angier public water, sewer and storm systems.

#### SITE STATISTICS

PROPERTY DESCRIPTION	4543 OLD BUIES CREEK RD, 919 ENNIS RD
PN #	0673-72-4077, 0673-72-7501*
TOTAL PROPERTY AREA	47.8 ACRES*
*as per minor subdivision plat prepared by Bateman Civil Survey Company dated July 8, 2022	
CURRENT ZONING	RA-30
PROPOSED ZONING	CZ R-6
NUMBER OF LOTS:	135
50-FT LOTS:	91
70-FT LOTS:	45
PROPOSED DENSITY:	2.8 UNITS/ACRE (AREA IN REZONING)
MINIMUM LOT SIZE:	90' x 120'
BUILDING SETBACKS:	70' x 143'
	20' FRONT
	15' CORNER SIDE
	5' SIDE
	15' REAR
REQUIRED PARKING:	3 SPACES PER UNIT
REQUIRED OPEN SPACE:	9.4 ACRES (20% OF TOTAL AREA)
PROPOSED OPEN SPACE:	10 ACRES MAXIMUM
REQUIRED ACTIVE AREA:	112.8 ACRES (27%)
	4.7 ACRES (50% OF REQUIRED OPEN SPACE OR 5 ACRES WHICHEVER IS LESS)

#### DRAWING COMPONENTS

- PROPERTY LINE AND TOPOGRAPHIC INFORMATION FROM SURVEY PROVIDED BY BATEMAN CIVIL SURVEY COMPANY DATED APRIL 6, 2022.
- ZONING FROM HANWETT COUNTY O.E.
- PROPERTY SETBACKS FROM TOWN OF ANGIER UNIFIED DEVELOPMENT ORDINANCE.
- THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER FEMA FIRM MAP 1709602001E EFFECTIVE 10/2006.
- WETLANDS AND WIGLIS SHOWN PROVIDED BY SPANGLER ENVIRONMENTAL, INC. DATED MARCH 8, 2022.



## Conceptual Rezoning Plan



8008 Corporate Center Drive, Suite 110 | Charlotte, NC 28226 | 704.375.2438

## Gardner Farms

### Town of Angier\*, North Carolina

\*pending annexation from Hanwett County

July 12, 2022

Page 2 of 3

Note: NOT FOR CONSTRUCTION - Conceptual Plans Only, lot yield and layout subject to change based on final design and approvals.





## Conceptual Rezoning Rendering

Gardner Farms



8008 Corporate Center Drive, Suite 110 | Charlotte, NC 28226 | 704.375.2438

Town of Angier\*, North Carolina

\*pending annexation from Harnett County

July 12, 2022

Page 3 of 3

Note: NOT FOR CONSTRUCTION - Conceptual Plans Only, lot yield and layout subject to change based on final design and approvals.





## 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:** September 6, 2022  
**PREPARED BY:** Sean Johnson  
**ISSUE** Rezoning Request  
**CONSIDERED:**  
**DEPARTMENT:** Planning & Inspections

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### SUMMARY OF ISSUE:

Staff has received a rezoning request from Chris McKinney for a roughly 31-acre property owned by Rebecca Partin on Matthews Mill Pond Rd.

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 August 9<sup>th</sup> meeting. Attached is the rezoning application, conditions list 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:** September 6, 2022

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

**Applicant:** Chris McKinney

**Parcels in Question:** Matthews Mill Pond Rd, Angier, NC

**Harnett PINs:** 0673-35-3156.000 & 0673-34-3650.000

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

1. The Parcels In Question Shall Only Be Developed With Duplex And Townhome Residential Lots
2. There Shall Be No More Than 87 Total units On The Parcels In Question. In The Case Of A Reduction In The Total Lot Count Based On Unforeseen Design Constraints, The Planning Director May Approve Minor Adjustments To The Proposed Subdivision Plan.
3. There Shall Be No More Than 19 Lots Developed For Townhomes.
4. All duplex Lots Shall Be at least 12,000sqft.
5. All townhome lots shall be at least 2,500sqft
6. The Minimum Building Setbacks Shall Be As Required In The R-6 District
7. There Shall Be A Minimum Of 11 Acres Of Total Open Space dedicated In The Proposed Subdivision, Of Which A Minimum Of 9 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 Matthews Mill Pond Rd
9. There Shall Be A 15ft Type A Landscape Buffer Installed Along The sides and 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 Matthews Mill Pond Rd Which Stubs To Each Adjacent Property.
11. All Lots Proposed Adjacent To Parcels Which Are Occupied By Residential Dwellings As Of July 5, 2022 Shall Include A 15ft Type A Landscape Buffer.
12. The Developer Shall Incorporate Crepe Myrtles into the landscaped area Near The Entrance To The Subdivision.



# Town of Angier

P.O. Box 278

Angier, NC 27501

919-639-2071



Robert K. Smith  
Mayor



Gerry Vincent  
Town Manager

13. A 15ft Type A Landscape Buffer Shall Also Be Provided Adjacent To The Dupree Farms Development – Along Lots 16-20.
14. The Proposed Subdivision Shall Be An Age-Restricted Community Which Complies With The Following Conditions:
  - a. All Proposed Dwelling Units Must Be Occupied By Persons At Least 55 Years Of Age.
  - b. The Proposed Subdivision Shall Adopt A Homeowner's Association (HOA) With Covenants, Conditions, And Restrictions To Enforce These Age Restrictions.
  - c. The HOA Covenants Shall Be Submitted And Approved By The Planning Director Prior To Recordation Of Any Proposed Lots Within The Subdivision.
  - d. The HOA Shall Conduct A Survey Every Two Years To Verify The Ages Of The Dwelling Unit Occupants, And Shall Provide A Summary Of The Findings To The Planning Director.
  - e. The HOA Shall Continuously Enforce These Age Restrictions. In The Event That The Subdivision Becomes Non-Compliant With These Requirements, The HOA Shall Take Actions Necessary To Remedy The Violation And Bring The Subdivision Back Into Compliance.

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

By signing below, both the Town of Angier and Chris McKinney (Applicant) and Rebecca Partin (Property Owner) agree to the conditions listed above, which will be incorporated into the zoning regulations for the parcels in question.

\_\_\_\_\_  
Chris McKinney

\_\_\_\_\_  
Rebecca Partin

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



# REZONING STAFF REPORT

File #: 2022-000721  
Staff Contact: Sean Johnson  
sjohnson@angier.org (919) 331-6702

Planning Board: August 9, 2022

Public Hearing: September 6, 2022

## Requested Rezoning: RA-30 to (CZ) R-6

### Applicant Information

#### Owner of Record:

Name: Rebecca Partin  
Address: 375 Matthews Mill Pond Rd  
City/State: Angier, NC

#### Applicant:

Name: Chris McKinney  
Address: P.O. Box 490  
City/State: Summerfield, NC 27358

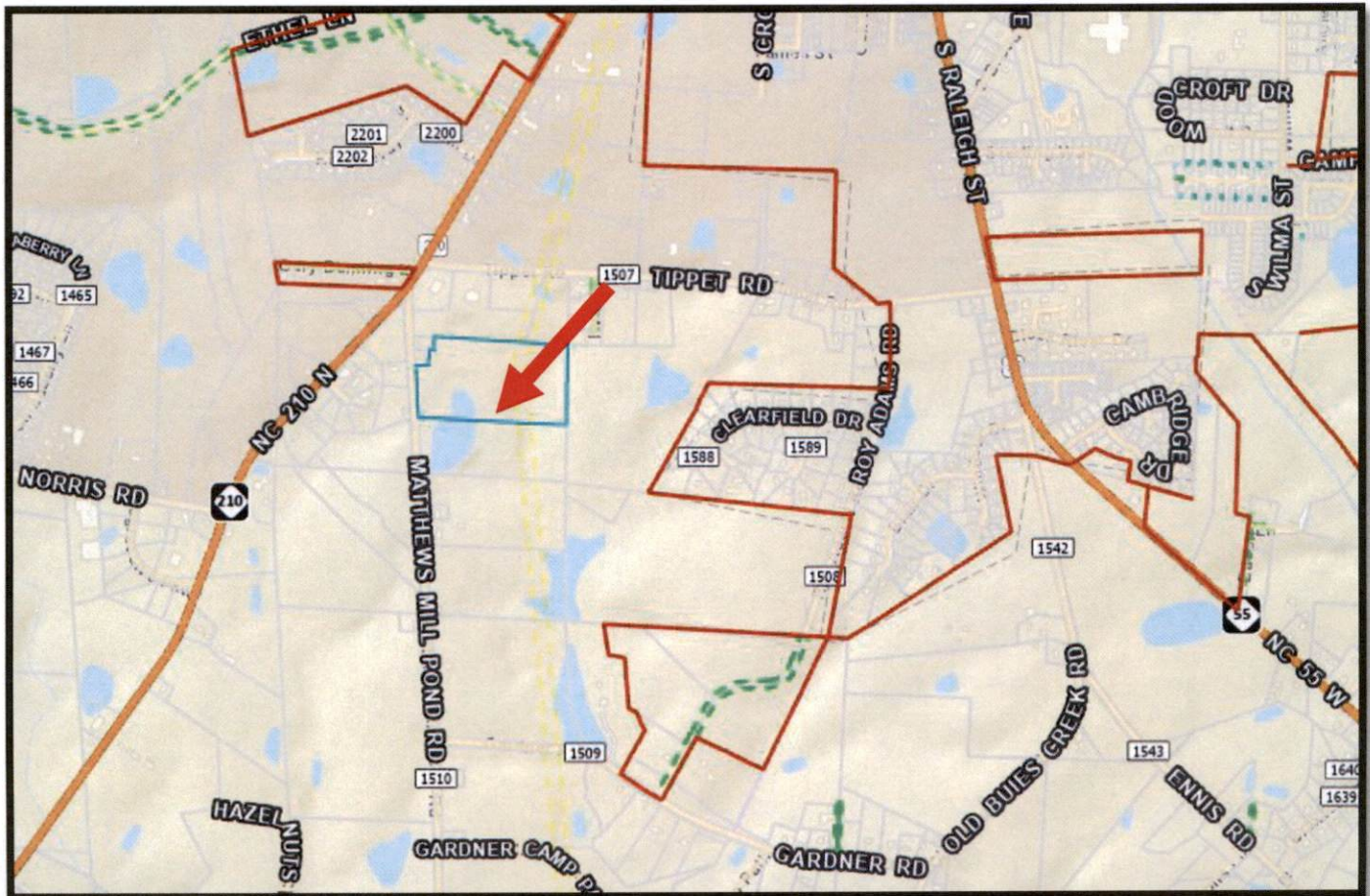
### Property Description

PIN(s): 0673-35-3156.000 & 0673-34-3650.000

Acreage: 32.23 Acres

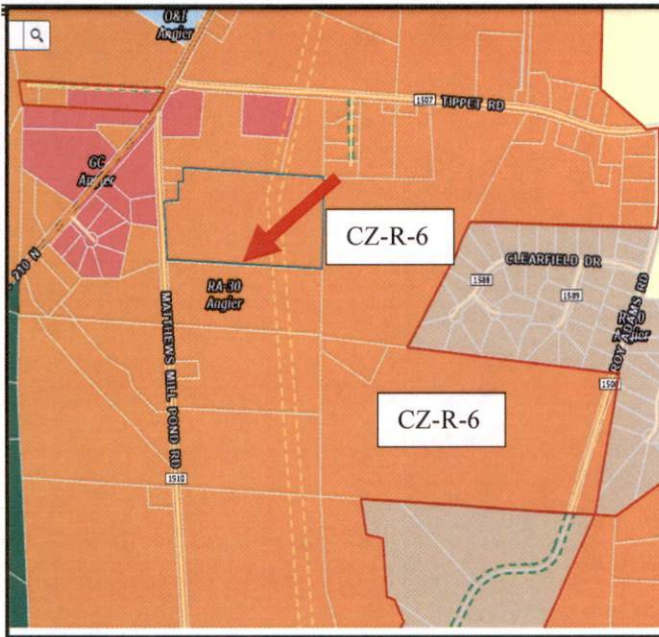
Address: Matthews Mill Pond Rd

### Vicinity Map



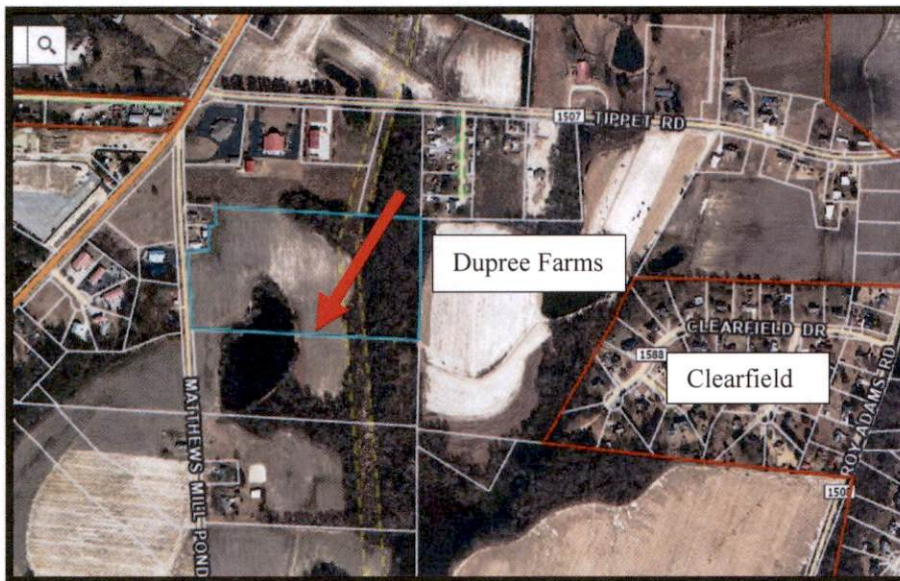


## Zoning Compatibility



	CURRENT	PROPOSED
	RA-30	<b>CZ-R-6</b>
Min. Lot Size	30,000sqft	6,000sqft
Parks & Recreation Facilities	P	
Single Family	P	
Multi-Family		<b>P</b>
Schools	P	
Retail		
Restaurant		
Medical Office		
Churches	S	
Government/Institutional Use	SP	Special Use P
Agriculture		

## Physical Characteristics



Aerial Photograph (2021)

**Site Description:** Two parcels totaling roughly 32 acres currently used as farm land.

**Surrounding Land Uses:**  
Surrounding Land Uses include medium density residential, professional services, church and agricultural.

## Services Available

### Water:

- ☒ **Public** Upon Extension by the Developer\*\*  
☐ Private (Well)

### Sewer:

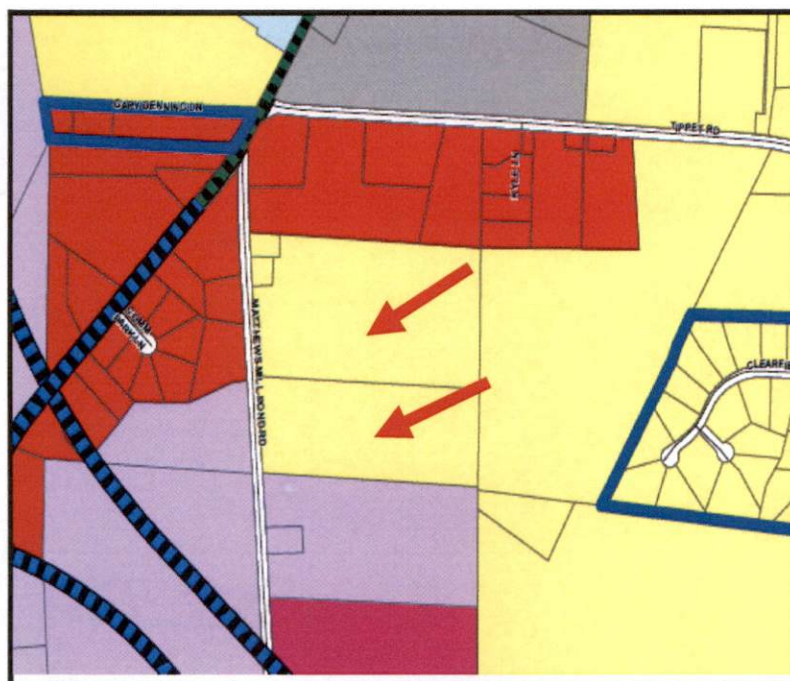
- ☒ **Public** Upon Extension by the Developer\*\*  
☐ Private (Septic Tank)

### Transportation:

Accessed by Matthews Mill Pond Rd & adjacent Dupree Farms subdivision



## Land Use Classification Compatibility



	REQUESTED ZONING	LAND USE
	CZ-R-6	MDR
Parks & Rec Facilities		
Single Family		✓
Multi-Family	✓	✓
Churches		
Schools		
Medical Office		
Retail Uses		
Restaurants		
Governmental Uses		
Distribution		
Manufacturing Uses		

Future Land Use Map (2021)

The Proposed Rezoning **Does Align** With The Medium Density Residential Designation Shown On The Future Land Use Plan.

Parcels in Question are classified as Medium Density (3-6 units/acre) Residential

**Proposed Density = 2.69 units/acre**

## **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: With appropriate conditions, the requested zoning would allow for an appropriate density of residential uses that are compatible with the surrounding neighborhood.
- ☒ **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: With appropriate conditions, the requested zoning would allow for residential uses that are compatible with the surrounding neighborhood.
- ☐ **Yes**   ☒ **No**   The request is for a SMALL SCALE REZONING and should be evaluated for reasonableness  
REASONING: The proposed rezoning would match the adjacent CZ-R-6 zoning (Dupree Farms).

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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 appropriate conditions enacted by the Board, the proposed subdivision will have additional improvements to ensure it does not adversely affect the surrounding neighborhoods.

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

---

---

### **Planning Board Recommendation**

At their August 9<sup>th</sup> meeting The Planning Board recommended **APPROVAL** of the proposed rezoning with the conditions list provided.



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: Rebecca S. Partin  
Address: 375 Matthews Mill Pond Rd.  
City/State/Zip: Angier, NC 27501  
E-mail: \_\_\_\_\_  
Phone: \_\_\_\_\_

**Applicant:**

Name: Chris McKinney  
Address: P.O. Box 490  
City/State/Zip: Summerfield, NC 27358  
E-mail: mcki5555@gmail.com  
Phone: \_\_\_\_\_

**Property Description**

PIN(s): 0673-34-3650      Acreage: 13.11  
0673-35-3156      18.69 acres  
Address: 375 Matthews Mill Pond Rd, Angier, NC 27501  
Deed: 698      0825  
Book: 722      Page: 0949

**Rezoning Request:**

Existing zoning district:

RA-30

Requested zoning district:

CZ 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      7/6/22  
Date

OR

  
Authorized Agent Signature      7/6/22  
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.*

# MORRIS & RITCHIE ASSOCIATES OF NC, PC

AN AFFILIATE OF MORRIS & RITCHIE ASSOCIATES, INC. WHICH  
PROVIDES ENGINEERING, ARCHITECTURE, PLANNING, SURVEYING &  
LANDSCAPE ARCHITECTURE THROUGHOUT THE MID-ATLANTIC REGION



July 12, 2022

Angier Planning Department  
55 N. Broad Street W.  
Angier, NC 27501

Re: Application for Zoning Change  
PINs 0673-34-3650, 0673-35-3156  
Matthews Mill Pond Rd. (Unaddressed parcels)

Planning Department Manager:

Attached is the application for a Zoning Change for the referenced parcels with a combined acreage of 32 +/- acres. The existing zoning is RA-30 (Low Density Residential-Agricultural). This application proposes a change of the zoning to CZ R-6 (Conditional Zoning High Density Residential).

The property is vacant land. Adjoining to the north is property of St Delight Church, to the east undeveloped property, lands of Roger Howard Dupree, to the south by undeveloped vacant property and to the west by Matthews Mill Pond Rd.

The zoning change is requested to allow for a proposed residential development that has higher density zoning to provide additional housing options for the residents of Angier. Proposed lot sizes will be compliant with the Dimensional Table Section 3.4.2.

The requested zoning change to CZ R-6 is reasonable and consistent with proposed development on the lands of Roger Howard Dupree that was recently approved for CZ R-6 and adjacent to the subject parcel. The requested zoning change will assist in providing a variety of housing options in the vicinity of the nearby the Town of Angier. The proposed residential use will not have any negative impacts to the surrounding properties as the existing zoning to the adjoining properties are a variety of residential zones. Residential use of the property is compatible with the existing surrounding uses. The requested CZ R-6 will enhance or maintain the public health, safety, and general welfare since the zoning will be compatible with the surrounding areas.

Please contact me if additional information is needed.

Sincerely,

**Douglas**  
**Cooper**

Digitally signed by  
Douglas Cooper  
Date: 2022.07.12  
11:36:00 -04'00'

Douglas B. Cooper, PE, PLS  
Project Manager

5605 Chapel Hill Road, Suite 112, Raleigh, NC 27607 (984) 200-2103 [www.mragta.com](http://www.mragta.com)

Abingdon, MD ♦ Baltimore, MD ♦ Laurel, MD ♦ Towson, MD ♦ Georgetown, DE ♦ New Castle, DE ♦ Leesburg, VA ♦ Raleigh, NC  
(410) 515-9000 (410) 935-5050 (410) 792-9792 (410) 821-1690 (302) 855-5734 (302) 326-2200 (703) 994-4047 (984) 200-2103

ANGIER, NORTH CAROLINA  
TOWN OF ANGIER PROJECT NO.



OWNER:	REBECCA S PARTIN 35 MATTHEWS HILL FOND ROAD ANDER, NC 27601
DEVELOPER:	GED PROPERTIES, LLC PO BOX 462 SHERWOOD, NC ATTN: CHRIS MURPHY 706-604-3656
LAND PLANNERS/ CIVIL ENGINEERS:	HORRIG & REBEAR ASSOCIATES OF NC, P.C. 350 CAMPBELL HILL ROAD, SUITE B2 RALEIGH, NC 27607 ATTN: JIM HENRY & KERRY P. FL
SURVEYORS:	HORRIG & REBEAR ASSOCIATES OF NC, P.C. 350 CAMPBELL HILL ROAD, SUITE B2 RALEIGH, NC 27607 ATTN: JIM HENRY & KERRY P. FL
ENVIRONMENTAL CONSULTANTS:	HORRIG & REBEAR ASSOCIATES OF NC, P.C. 350 CAMPBELL HILL ROAD, SUITE B2 RALEIGH, NC 27607 ATTN: JIM HENRY & KERRY P. FL

[illegible]

**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 # G-4182  
WWW.MRAGTA.COM  
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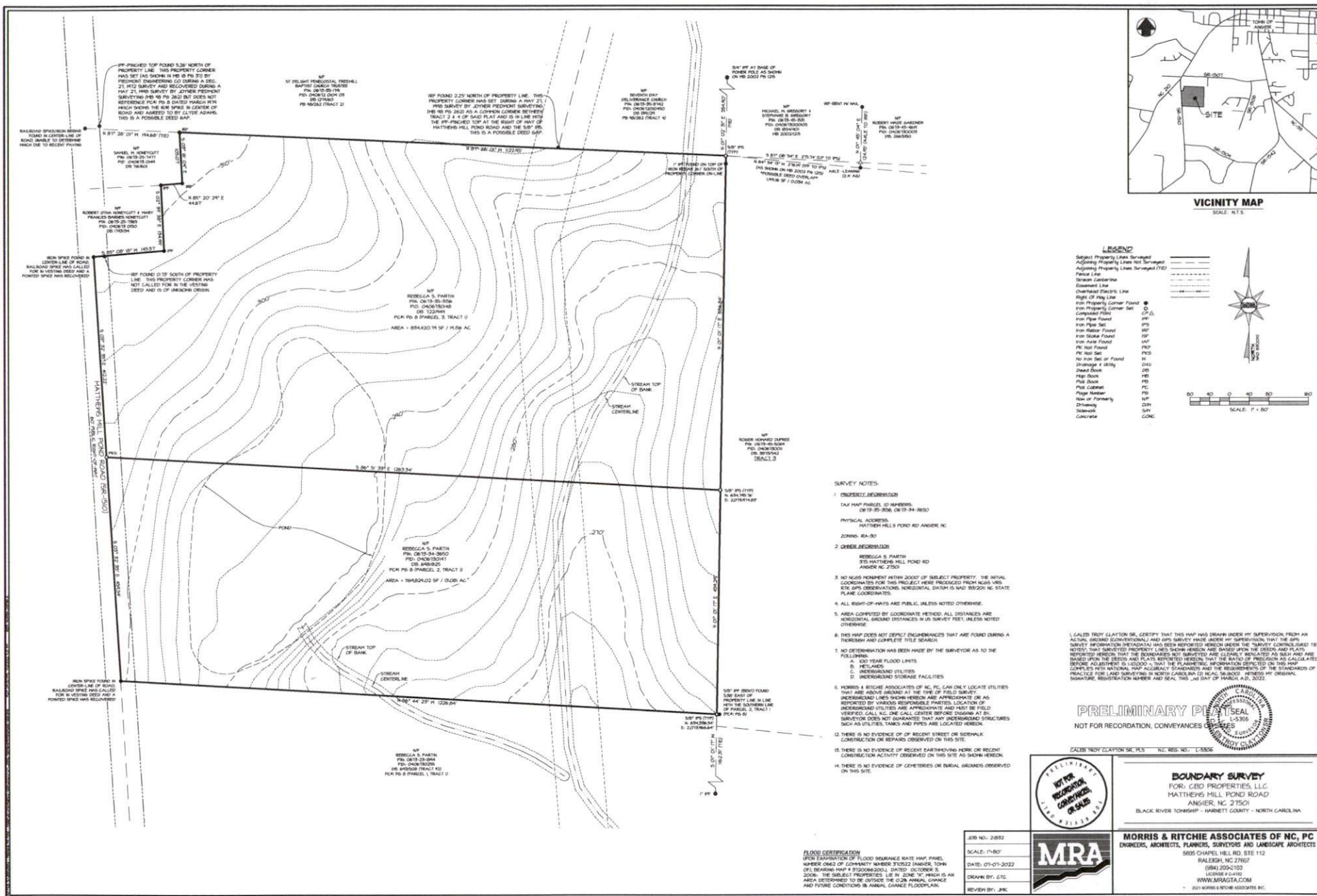
STATUS: PRELIMINARY NOT FOR CONSTRUCTION

REVISION	SHEET:
—	C0.0

No.	DATE	REVISIONS
		JOB NO. 212
		SCALE: A5 5'
		DATE: 6/30/79
		ENGINEER: J.
		DRAWN BY: E.
		DESIGN BY: J.
		REVISED BY: L.











OWNER	BERGESS & PARTER 375 HARTSHORN HILL POND ROAD ANDOVER, NH 03001
PHN	0603-25-1054, 0603-24-3650
DEED BOOK/FACE#MAP	122-0048, 046-0025
PROPOSED ZONING	R-1
PROPOSED ADJACENT LAND USE	RESIDENTIAL
PROPOSED DEVELOPMENT	41' TYPICAL WIDTH 94 EXPOSED SIDES 14 EXPOSED BATES 40' - RAMP DRIVE
TOTAL SITE AREA	2.35
PROPOSED DEVELOPMENT	NEW 2200' x 100' (2200 SQ FT)
FLOOD PLAIN/ZONE	NONE
ENVIRONMENTAL RESTRICTIONS	NONE
WETLANDS PROTECTION RESTRICTIONS	PRESENT: 20' WETLANDS REMAIN CONSERVED
FOREMAN LOT #/RTH	247 (FOREMAN#1) 600' (SAMPLE)
FOREMAN LOT SIZE	2200' (X) (FOREMAN#1) 100' (X) (SAMPLE)

- [illegible]

REVISION	SHEET: C1.0
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# NEW BUSINESS



## Board of Commissioners Agenda Report

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

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**MEETING DATE:** September 6, 2022  
**PREPARED BY:** Gerry Vincent, Town Manager ICMA-CM *EV*  
**ISSUE:** Classification & Pay Study Proposed Revisions  
**CONSIDERED:**  
**DEPARTMENT:** Administration

---

**SUMMARY OF ISSUE:** In 2019, a comprehensive classification and pay study was conducted by the Piedmont Triad Regional Council (David Hill & Bob Carter, Management Consultants). The results of the survey indicated Angier had a very young workforce with 72% employed less than 5 years. With the findings of this survey, many changes have resulted in succession planning, opportunities for advancement, elimination of the "hire rate", increased the pay grades by 3%, and expanded the pay ranges. The overall costs for adjustments totaled \$60,646, which included fringe benefits.

This study will be a review of salaries, pay classifications and pay ranges within the following municipalities: Clayton, Dunn, Fuquay-Varina, Garner, Holly Springs, Sanford, Smithfield, Wake and Harnett counties.

**FINANCIAL IMPACT:** The financial impact for the study is \$5,000.

**RECOMMENDATION:** I recommend to proceed with revising the 2019 classification & pay study.

**REQUESTED MOTION:** Authorize the town manager to sign a contract with Piedmont Triad Regional Council to revise the current classification and pay study.

**REVIEWED BY TOWN MANAGER:** *Gerry Vincent*

**Attachments:** *2019 Report of Pay & Classification Study*



# Town of Angier



## Report of Pay and Classification Study July 23, 2019

## PRELIMINARY FINDINGS

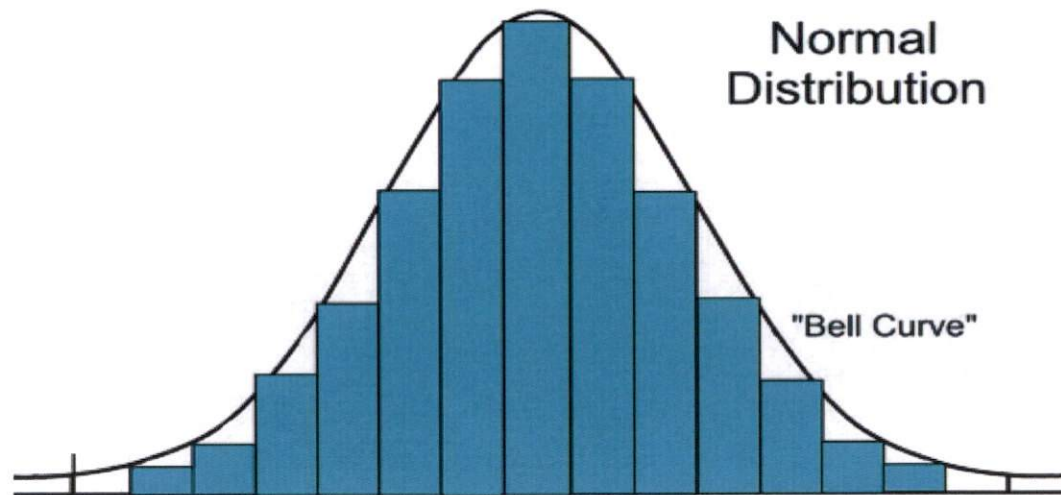
(Based on Employee Census at Beginning of Study)

The following charts provide a snap shot of Angier's workforce at the beginning of the study



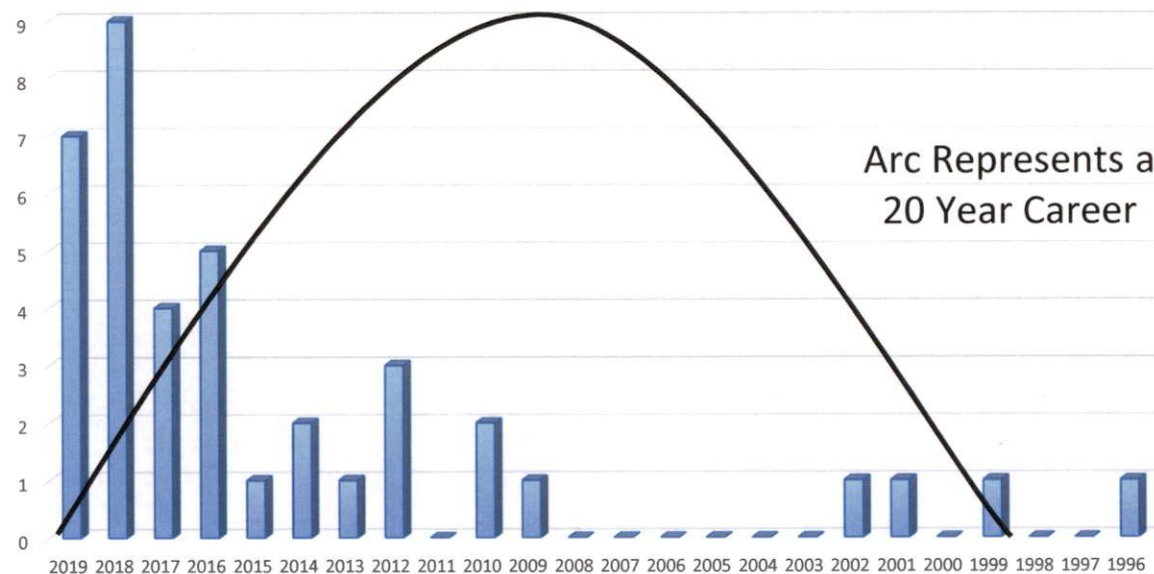
## Standard “Bell” Curve

In a mature workforce, practically every element regarding employees' pay and performance would expect to be within standard deviations and resemble the “Bell Curve”



## Employment Date of Current Employees

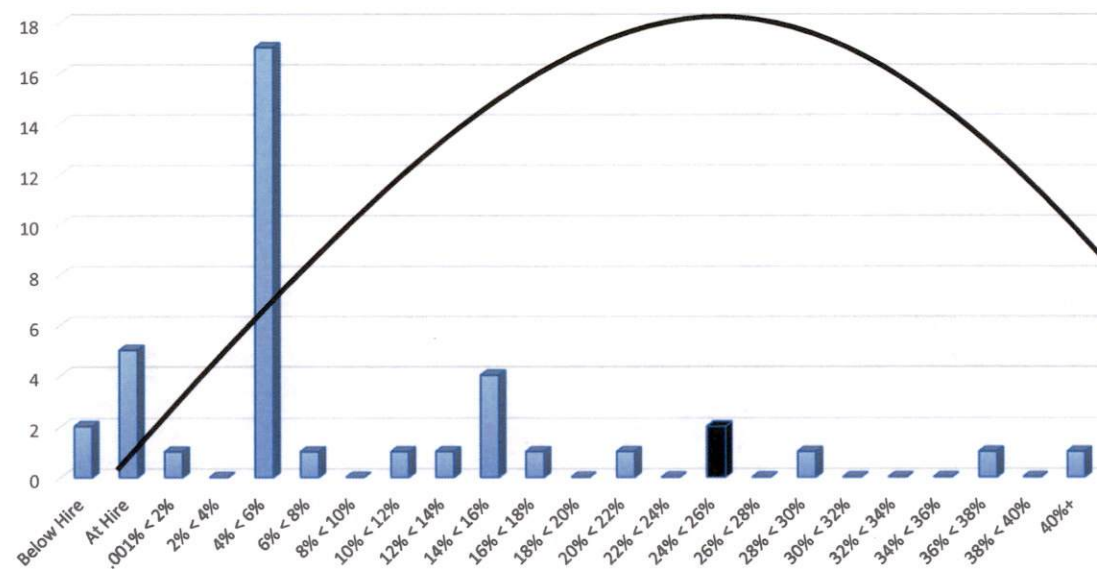
- 71.8%: Employed Less Than 5 Years
- 4.9 Years: Average Length of Employment





# Employee Salaries in Relation to Grade Hire Rate

- 59%: 5% or Less Above Hiring Rate
- 87.2%: Below Midpoint



## What Does the Workforce Analysis Tell Us?

- The Town has a very young workforce (measured by average length of employment: 4.9 Years) with 71.8% of employees employed 5 years or less.
- Employee salaries do not seem to have opportunity for advancement after being employed and then receiving the 5% adjustment after successful completion of their probationary period of employment.



# **The Classification and Pay Study**

David Hill & Bob Carter - PTRC - Management Consultants

## **Classification and Pay Study Methodology**

- Met with Manager and Finance/HR Officer to define scope of work
- Conducted Employee Orientation Sessions
- Employees Completed PDQ
- Conducted On-Site Employee Interviews
- Collected, Compared and Analyzed Market Data
- Presented Preliminary Findings and Recommendations
- Refined Data and Presented Final Recommendations



## Classification and Pay Study Methodology

### Local Governments included in the study

- Similar in provision of services & geographic region
- Variations of size of governments (large & small)
- Comparable job functions
- Direct competitors for labor

Apex	Harnett County
Benson	Holly Springs
Clayton	Lillington
Dunn	Sanford
Fuqua Varina	Smithfield
Garner	

## Classification and Pay Study Methodology

Police Officer I			MIN	Midpt	Max	Avg	CR	Range	Classification
Apex			42,264	54,166	66,068	45,938	0.85	56.32%	Police Officer I
Benson			36,385	45,482	54,578	38,063	0.84	50.00%	Patrol Officer
Clayton			42,534	54,562	66,589	48,263	0.88	56.55%	Police Officer
Dunn			35,949	43,373	50,796	37,569	0.87	41.30%	Police Officer I
Fuqua Varina			44,774	56,501	68,227	47,457	0.84	52.38%	Police Officer I
Garner			36,241	46,378	56,514	42,575	0.92	55.94%	Police Officer I
Holly Springs			45,346	60,267	75,188	48,105	0.80	65.81%	Police Officer
Lillington									Did Not Report
Raleigh			41,068						Police Officer I
Sanford			38,905	51,549	64,193	40,631	0.79	65.00%	Police Officer I
Smithfield			35,888	45,386	54,883	38,306	0.84	52.93%	Police Officer I
Harnett County			36,983	49,002	61,022	41,147	0.84	65.00%	Deputy Sheriff
Wake County			40,000	56,000	72,000	49,603	0.89	80.00%	Deputy Sheriff
<b>Patrol Officer I (Angier)</b>	<b>14</b>	<b>37,311</b>	<b>39,177</b>	<b>46,266</b>	<b>55,220</b>	<b>38,477</b>	<b>0.83</b>	<b>48.00%</b>	
Average			39,695	51,151	62,733	43,423	0.85	58.04%	
Median (50th pctile)			39,453	51,549	64,193	42,575	0.83	62.71%	
Average (Cities)			39,935	50,851	61,893	42,990	0.85	54.98%	
Median (Cities-50th pctile)			39,453	51,549	64,193	42,575	0.83	62.71%	
Average (Counties)			38,492	52,501	66,511	45,375	0.86	72.79%	
Median (Counties-50th pctile)			38,492	52,501	66,511	45,375	0.86	72.79%	
<b>Recommendation</b>	<b>14</b>		<b>38,430</b>	<b>48,038</b>	<b>57,645</b>	<b>40,597</b>	<b>0.85</b>	<b>50.00%</b>	

David Hill & Bob Carter - PTRC - Management Consultants

# Study Recommendations

## **Adopt a Salary Administration Philosophy**

Developing a Salary Administration Philosophy is similar to a Mission and Vision Statement. It creates and supports a methodology of horizontal movement of employee compensation toward the Midpoint (Market Value) of an employee's salary range. A few examples would include:

- Performance Based Salary Adjustments (Merit)
- Professional Development (employee incentive adjustments for educational or certification attainment)
- Annual Salary Adjustments as a factor of length of employment (Longevity)



# Study Recommendations

## Salary Schedule (Pay Plan)

- Eliminate “Hire Rate” and have salary ranges containing Minimum – Midpoint – Maximum.
- Increase current pay grade ranges 3%.
- Expand range from 48% to 50% (as measured from Minimum Salary to Maximum Salary).

# Study Recommendations

## Salary Administration

- Adopt recommended Salary Schedule (Pay Plan)
- For Classifications where there are two or more employees, move salaries to the greater of current salary or 5% above minimum.
- Focus should be on the mid-point (market value) of each pay grade. Employee salaries should be viewed as competitive when their salary compa-ratio is within the range of .95 to 1.05 relative to the mid-point

# Salary Study – Recommended Option

## Adopt Recommended Market Based Pay Plan and Implement Recommended Individual Salary Adjustments

Adopt Recommendations

\$50,121.31

Added 21% for FICA, Retirement, etc

\$10,525.48

Total Cost \$60,646.79



## Future Considerations

As the Average Years of Employment stabilizes and begins to expand, Salary Compression will become an issue if methodologies for horizontal movement are not developed and implemented.

- Adopt Salary Administration Statement, as discussed earlier.
- Install Years of Service Factor or Time in Position Factor.
- Create a Career Development Advancement Policy and Program.

## Future Considerations

### Example of Salary Compression

Employee	Yrs. of Service	Salary	4% COLA	Recmnd Salary
#1	4.7	\$39,178	\$40,744	\$40,744
#2	2.8	\$39,178	\$40,744	\$40,744
#3	0.5	\$37,311	\$38,803	\$40,351

Questions?

## Report of Pay and Classification Study





## Board of Commissioners Agenda Report

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

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<b>MEETING DATE:</b>	September 6, 2022
<b>PREPARED BY:</b>	Hans Kalwitz
<b>ISSUE</b>	Water Distribution Core System Replacement
<b>CONSIDERED:</b>	
<b>DEPARTMENT:</b>	Finance

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### **SUMMARY OF ISSUE:**

The Water Distribution Core System Replacement Budget Ordinance implements the Capital Improvement Projects set forth during our FY 2023 Budget process and stated within the FY 2023 Budget Message.

### **FINANCIAL IMPACT:**

The Town will establish a new fund (Water Distribution Core System Replacement Fund) in the amount of \$4,250,000.

**RECOMMENDATION:** N/A

### **REQUESTED MOTION:**

Motion to adopt Water Distribution Core System Replacement Budget Ordinance.

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

This has been reviewed by the Town Manager.

**Attachments:** N/A



## Water Distribution Core System Replacement Budget Ordinance

**FY 2023 thru FY 2024  
Multi-Fiscal Year Fund**

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

**Section 1:** The following revenue is hereby appropriated to the Water Distribution Core System Replacement Fund to be used, in accordance to provisions and guidance, during the fiscal years beginning July 1, 2022, and ending June 30, 2024:

NC Department of Environmental Quality/Division of Water Infrastructure	\$	<u>4,250,000</u>
<b>TOTAL</b>	\$	<b>4,250,000</b>

**Section 2:** The following expenditures are hereby appropriated in the Water Distribution Core System Replacement Fund to be used, in accordance to provisions and guidance, during the fiscal years beginning July 1, 2022, and ending June 30, 2024:

Engineering Design	\$	240,000
Permitting		25,000
Land Surveying Costs		75,000
Construction Costs		3,400,000
Contingency (15%)	\$	<u>510,000</u>
<b>TOTAL</b>	\$	<b>4,250,000</b>

Adopted this 6<sup>th</sup> day of September, 2022.

Town of Angier Board of Commissioners

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Robert K. Smith, Mayor

ATTEST:

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Veronica Hardaway, Town Clerk

Water Distribution Core System Replacement Budget Ordinance  
FY 2023 thru FY 2024



## Board of Commissioners Agenda Report

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

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<b>MEETING DATE:</b>	September 6, 2022
<b>PREPARED BY:</b>	Hans Kalwitz
<b>ISSUE</b>	Elevated Water Storage Tank Replacement
<b>CONSIDERED:</b>	
<b>DEPARTMENT:</b>	Finance

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### **SUMMARY OF ISSUE:**

The Elevated Water Storage Tank Replacement Budget Ordinance implements the Capital Improvement Projects set forth during our FY 2023 Budget process and stated within the FY 2023 Budget Message.

### **FINANCIAL IMPACT:**

The Town will establish a new fund (Elevated Water Storage Tank Replacement Fund) in the amount of \$2,456,250.

**RECOMMENDATION:** N/A

### **REQUESTED MOTION:**

Motion to adopt Elevated Water Storage Tank Replacement Budget Ordinance.

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

This has been reviewed by the Town Manager.

**Attachments:** N/A





## Elevated Water Storage Tank Replacement Budget Ordinance

**FY 2023 thru FY 2024  
Multi-Fiscal Year Fund**

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

**Section 1:** The following revenue is hereby appropriated to the Elevated Water Storage Tank Replacement Fund to be used, in accordance to provisions and guidance, during the fiscal years beginning July 1, 2022, and ending June 30, 2024:

NC Department of Environmental Quality/Division of Water Infrastructure	\$	<u>2,456,250</u>
<b>TOTAL</b>	\$	<b>2,456,250</b>

**Section 2:** The following expenditures are hereby appropriated in the Elevated Water Storage Tank Replacement Fund to be used, in accordance to provisions and guidance, during the fiscal years beginning July 1, 2022, and ending June 30, 2024:

Engineering Design	\$	171,500
Permitting		15,000
Land Surveying Costs		10,000
Construction Costs		1,965,000
Contingency (15%)	\$	<u>294,750</u>
<b>TOTAL</b>	\$	<b>2,456,250</b>

Adopted this 6<sup>th</sup> day of September, 2022.

Town of Angier Board of Commissioners

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Robert K. Smith, Mayor

ATTEST:

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Veronica Hardaway, Town Clerk

Elevated Water Storage Tank Replacement Budget Ordinance  
FY 2023 thru FY 2024

# OLD BUSINESS



## Board of Commissioners Agenda Report

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

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**MEETING DATE:** September 6, 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 Daniel & Janet Gardner and Kenneth & Debra Gardner for approximately 47.8 acres located on Old Buies Creek Rd, Angier, NC (Harnett PINs: 0673-72-4977.000, 0673-72-7501.000).

A conditional rezoning request has also been submitted for this site, which will come before the Board on September 6<sup>th</sup>.

The Town Clerk has investigated the sufficiency of the annexation petition, and the next step is for the Board to set the date of the Public Hearing for the October 4<sup>th</sup> 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 date for the Public Hearing for the annexation petition submitted by Daniel & Janet Gardner and Kenneth & Debra Gardner for October 4, 2022.

**REVIEWED BY TOWN MANAGER:**

**Attachments:**

Voluntary Annexation Petition  
Property Survey





## Town of Angier

Robert K. Smith  
Mayor

Gerry Vincent  
Town Manager

**Resolution No.:** R022-2022  
**Date Submitted:** September 6, 2022  
**Date Adopted:** September 6, 2022

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

**WHEREAS**, the Town of Angier received a Petition submitted on July 28, 2022, by owners Daniel & Janet Gardner and Kenneth & Debra Gardner requesting Annexation of an area described in said Petition a tract of land totaling approximately 47.8 acres located on Old Buies Creek Road, Angier, NC inclusive to Harnett County (Harnett PINs: 0673-72-4977.000 & 0673-72-7501.000); and

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

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

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

Section 1. A Public Hearing on the Request for Annexation of the area described herein will be held inside the Angier Municipal Building Board Room at 6:30 PM on Tuesday, October 4, 2022.

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

### *LEGAL DESCRIPTION*

*BEGINNING AT A 1/2" IRON REBAR FOUND ON THE NORTHWESTERN CORNER OF THE HEREIN DESCRIBED AREA, TRACT OR PARCEL OF LAND, SAID IRON BEING THE TRUE POINT OF BEGINNING AND HAVING NORTH CAROLINA STATE PLAIN COORDINATES OF N=634,561.24' AND E=2,077,517.85'; THENCE, FROM THE POINT OF BEGINNING, S89°13'37"E A DISTANCE OF 50.06 FEET TO A 1/2" IRON REBAR FOUND; THENCE, S89°11'51"E A DISTANCE OF 83.36 FEET TO A 1/2" IRON REBAR FOUND; THENCE, S89°15'28"E A DISTANCE OF 149.64 FEET TO A CONCRETE MONUMENT FOUND ON THE WESTERN RIGHT OF WAY OF OLD BUIES CREEK ROAD, THENCE, WITH SAID RIGHT OF WAY, S12°12'21"E A DISTANCE OF 1,078.05 FEET TO A 3/4" IRON PIPE SET; THENCE, LEAVING SAID RIGHT OF WAY, S81°47'28"W A DISTANCE OF 482.29 FEET TO A 3/4" IRON PIPE SET; THENCE, S06°21'45"E A DISTANCE OF 479.91 FEET TO A 3/4" IRON PIPE SET; THENCE, N85°36'17"E A DISTANCE OF 105.27 FEET TO A 3/4" IRON REBAR SET; THENCE,*



## Town of Angier

Robert K. Smith  
Mayor

Gerry Vincent  
Town Manager

N75°25'10"E A DISTANCE OF 100.67 FEET TO A 1/2" IRON REBAR FOUND; THENCE, N81°45'04"E A DISTANCE OF 89.46 FEET TO A 3/4" IRON PIPE SET; THENCE, S00°25'01"W A DISTANCE OF 185.90 FEET TO A 3/4" IRON PIPE SET; THENCE, S87°25'24"E A DISTANCE OF 50.04 FEET TO A 1/2" IRON REBAR FOUND; THENCE, S87°25'24"E A DISTANCE OF 227.82 FEET TO A 3/4" IRON PIPE SET ON THE WESTERN RIGHT OF WAY OF OLD BUIES CREEK ROAD; THENCE, CONTINUING WITH SAID RIGHT OF WAY AND ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 893.59 FEET AND A CHORD OF 408.38 FEET BEARING S04°49'03"W, A DISTANCE OF 412.02 FEET TO A 3/4" IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY AND ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,274.43 FEET AND A CHORD OF 438.03 FEET BEARING S35°12'29"W, A DISTANCE OF 440.22 FEET TO A 3/4" IRON PIPE SET; THENCE, LEAVING SAID RIGHT OF WAY, N88°39'22"W A DISTANCE OF 584.69 FEET TO A 3/4" IRON PIPE FOUND; THENCE, N02°50'18"E A DISTANCE OF 489.48 FEET TO A 1" IRON PIPE FOUND; THENCE, N87°54'08"W A DISTANCE OF 1,038.40 FEET TO A 1" IRON PIPE FOUND; THENCE, N02°40'05"E A DISTANCE OF 276.35 FEET TO A COMPUTED POINT THAT FALLS WITHIN THE TRUNK OF A 24" OAK TREE; THENCE N02°40'05"E A DISTANCE OF 203.60 FEET TO A CONCRETE MONUMENT FOUND; THENCE, N57°10'07"E A DISTANCE OF 1,028.80 FEET TO A 1/2" IRON REBAR FOUND; THENCE, N57°11'27"E A DISTANCE OF 409.81 FEET TO A 1/2" IRON REBAR FOUND; THENCE, N57°15'27"E A DISTANCE OF 155.00 FEET TO A 1/2" IRON REBAR FOUND; THENCE, N57°15'27"E A DISTANCE OF 10.24 FEET TO A 3/4" IRON PIPE SET; THENCE, N12°33'27"W A DISTANCE OF 143.79 FEET TO A 1/2" IRON REBAR FOUND; THENCE, N12°26'08"W A DISTANCE OF 402.66 FEET TO A 1/2" IRON REBAR FOUND; THENCE, N12°22'07"W A DISTANCE OF 99.78 FEET TO THE POINT OF BEGINNING.

SAID AREA, PARCEL OR TRACT OF LAND CONTAINING 2,111,294 SQUARE FEET OR 48.47 ACRES, MORE OR LESS.

Section 3. Notice of the Public Hearing shall be published in *The Daily Record*, a newspaper having general circulation in the Town of Angier, North Carolina, at least ten (10) days prior to the date of the October 4, 2022, Public Hearing.

*Adopted by the Angier Board of Commissioners on this the 6<sup>th</sup> day of September, 2022.*

ATTEST:

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

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





## Town of Angier

Robert K. Smith  
Mayor

Gerry Vincent  
Town Manager

**Date Authorized to Investigate the  
Sufficiency of the Annexation  
Request:** August 2, 2022

### CERTIFICATE OF SUFFICIENCY

*During its August 2, 2022, Board of Commissioners' meeting, the Town of Angier Clerk was directed to Investigate the Sufficiency of the Petition to Annex submitted by property owners Daniel & Janet Gardner and Kenneth & Debra Gardner, July 28, 2022.*

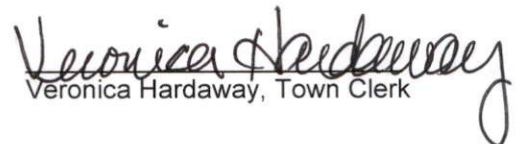
To the Angier Board of Commissioners, I, Veronica Hardaway, Town Clerk for the Town of Angier, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the areas described therein, in accordance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

This confirms the Sufficiency of the Petition.

In witness whereof, I have hereunto set my hand and affixed the Seal of the Town of Angier, North Carolina, this the 1<sup>st</sup> day of September, 2022.



ATTEST:

  
Veronica Hardaway, Town Clerk





Robert K. Smith  
Mayor

## Town of Angier

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

Veronica Hardaway  
Town Clerk



Gerry Vincent  
Town Manager

### PROCEDURE FOR VOLUNTARY ANNEXATION PETITION

#### THE PROCESS:

*(Time Frame: 60 - 90 days)*

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

#### SUBMITTAL CHECKLIST:

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

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



Robert K. Smith  
Mayor

## Town of Angier

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

Veronica Hardaway  
Town Clerk



Gerry Vincent  
Town Manager

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

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

3. Harnett/Wake County Property  
Identification Number(s) (PIN):

0673-72-4977.000

0673-72-7501.000

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

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

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

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

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





# Town of Angier

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



Robert K. Smith  
Mayor

Veronica Hardaway  
Town Clerk

Gerry Vincent  
Town Manager

Property #1 of 2 - PIN 0673-72-4977.000

(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 #: \_\_\_\_\_

1. GARDNER DANIEL W JR 4305 Old Buies Creek Road Angier, NC 27501  
(Owner - Print Name) (Mailing Address)

Daniel W. Gardner Jr  
(Owner's Signature)

2. GARDNER JANET FRAZIER 4305 Old Buies Creek Road Angier, NC 27501  
(Owner - Print Name) (Mailing Address)

Janet Frazier Gardner  
(Owner's Signature)

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

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

State of NORTH CAROLINA, County of HARNETT

I, BRANDON BROWN, a Notary Public for said County and State, do hereby certify that DANIEL GARDNER + JANET GARDNER personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 8<sup>TH</sup> day of JUNE, 20 22. My commission expires DEC. 9<sup>TH</sup>, 20 25.

Brandon Brown  
Notary Public

(SEAL)

Complete if property is owned by CORPORATION.







## 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

Property #2 of 2 - PIN 0673-72-7501.000

(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 #: \_\_\_\_\_

1. GARDNER KENNETH DALE 4144 Old Buies Creek Road Angier, NC 27501  
(Owner - Print Name) (Mailing Address)

Kenneth Dale Gardner  
(Owner's Signature)

2. GARDNER DEBRA ANNE 4144 Old Buies Creek Road Angier, NC 27501  
(Owner - Print Name) (Mailing Address)

Debra Anne Gardner  
(Owner's Signature)

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

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

State of NORTH CAROLINA, County of HARNETT

I, BRANDON BROWN, a Notary Public for said County and State, do hereby certify that KENNETH GARDNER + DEBRA GARDNER personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 8<sup>TH</sup> day of JUNE, 20 22. My commission expires DEC. 9<sup>TH</sup>, 20 25.

Brandon Brown  
Notary Public

(SEAL)

Complete if property is owned by CORPORATION.



GARDNER TRACT ANNEXATION OUTER BOUNDARY LEGAL DESCRIPTION

BEGINNING AT A 1/2" IRON REBAR FOUND ON THE NORTHWESTERN CORNER OF THE HEREIN DESCRIBED AREA, TRACT OR PARCEL OF LAND, SAID IRON BEING THE TRUE POINT OF BEGINNING AND HAVING NORTH CAROLINA STATE PLAIN COORDINATES OF N=634,561.24' AND E=2,077,517.85'; THENCE, FROM THE POINT OF BEGINNING, S89°13'37"E A DISTANCE OF 50.06 FEET TO A 1/2" IRON REBAR FOUND; THENCE, S89°11'51"E A DISTANCE OF 83.36 FEET TO A 1/2" IRON REBAR FOUND; THENCE, S89°15'28"E A DISTANCE OF 149.64 FEET TO A CONCRETE MONUMENT FOUND ON THE WESTERN RIGHT OF WAY OF OLD BUIES CREEK ROAD, THENCE, WITH SAID RIGHT OF WAY, S12°12'21"E A DISTANCE OF 1,078.05 FEET TO A 3/4" IRON PIPE SET; THENCE, LEAVING SAID RIGHT OF WAY, S81°47'28"W A DISTANCE OF 482.29 FEET TO A 3/4" IRON PIPE SET; THENCE, S06°21'45"E A DISTANCE OF 479.91 FEET TO A 3/4" IRON PIPE SET; THENCE, N85°36'17"E A DISTANCE OF 105.27 FEET TO A 3/4" IRON REBAR SET; THENCE, N75°25'10"E A DISTANCE OF 100.67 FEET TO A 1/2" IRON REBAR FOUND; THENCE, N81°45'04"E A DISTANCE OF 89.46 FEET TO A 3/4" IRON PIPE SET; THENCE, S00°25'01"W A DISTANCE OF 185.90 FEET TO A 3/4" IRON PIPE SET; THENCE, S87°25'24"E A DISTANCE OF 50.04 FEET TO A 1/2" IRON REBAR FOUND; THENCE, S87°25'24"E A DISTANCE OF 227.82 FEET TO A 3/4" IRON PIPE SET ON THE WESTERN RIGHT OF WAY OF OLD BUIES CREEK ROAD; THENCE, CONTINUING WITH SAID RIGHT OF WAY AND ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 893.59 FEET AND A CHORD OF 408.38 FEET BEARING S04°49'03"W, A DISTANCE OF 412.02 FEET TO A 3/4" IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY AND ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,274.43 FEET AND A CHORD OF 438.03 FEET BEARING S35°12'29"W, A DISTANCE OF 440.22 FEET TO A 3/4" IRON PIPE SET; THENCE, LEAVING SAID RIGHT OF WAY, N88°39'22"W A DISTANCE OF 584.69 FEET TO A 3/4" IRON PIPE FOUND; THENCE, N02°50'18"E A DISTANCE OF 489.48 FEET TO A 1" IRON PIPE FOUND; THENCE, N87°54'08"W A DISTANCE OF 1,038.40 FEET TO A 1" IRON PIPE FOUND; THENCE, N02°40'05"E A DISTANCE OF 276.35 FEET TO A COMPUTED POINT THAT FALLS WITHIN THE TRUNK OF A 24" OAK TREE; THENCE N02°40'05"E A DISTANCE OF 203.60 FEET TO A CONCRETE MONUMENT FOUND; THENCE, N57°10'07"E A DISTANCE OF 1,028.80 FEET TO A 1/2" IRON REBAR FOUND; THENCE, N57°11'27"E A DISTANCE OF 409.81 FEET TO A 1/2" IRON REBAR FOUND; THENCE, N57°15'27"E A DISTANCE OF 155.00 FEET TO A 1/2" IRON REBAR FOUND; THENCE, N57°15'27"E A DISTANCE OF 10.24 FEET TO A 3/4" IRON PIPE SET; THENCE, N12°33'27"W A DISTANCE OF 143.79 FEET TO A 1/2" IRON REBAR FOUND; THENCE, N12°26'08"W A DISTANCE OF 402.66 FEET TO A 1/2" IRON REBAR FOUND; THENCE, N12°22'07"W A DISTANCE OF 99.78 FEET TO THE POINT OF BEGINNING.

SAID AREA, PARCEL OR TRACT OF LAND CONTAINING 2,111,294 SQUARE FEET OR 48.47 ACRES, MORE OR LESS.





VICINITY MAP  
NOT TO SCALE

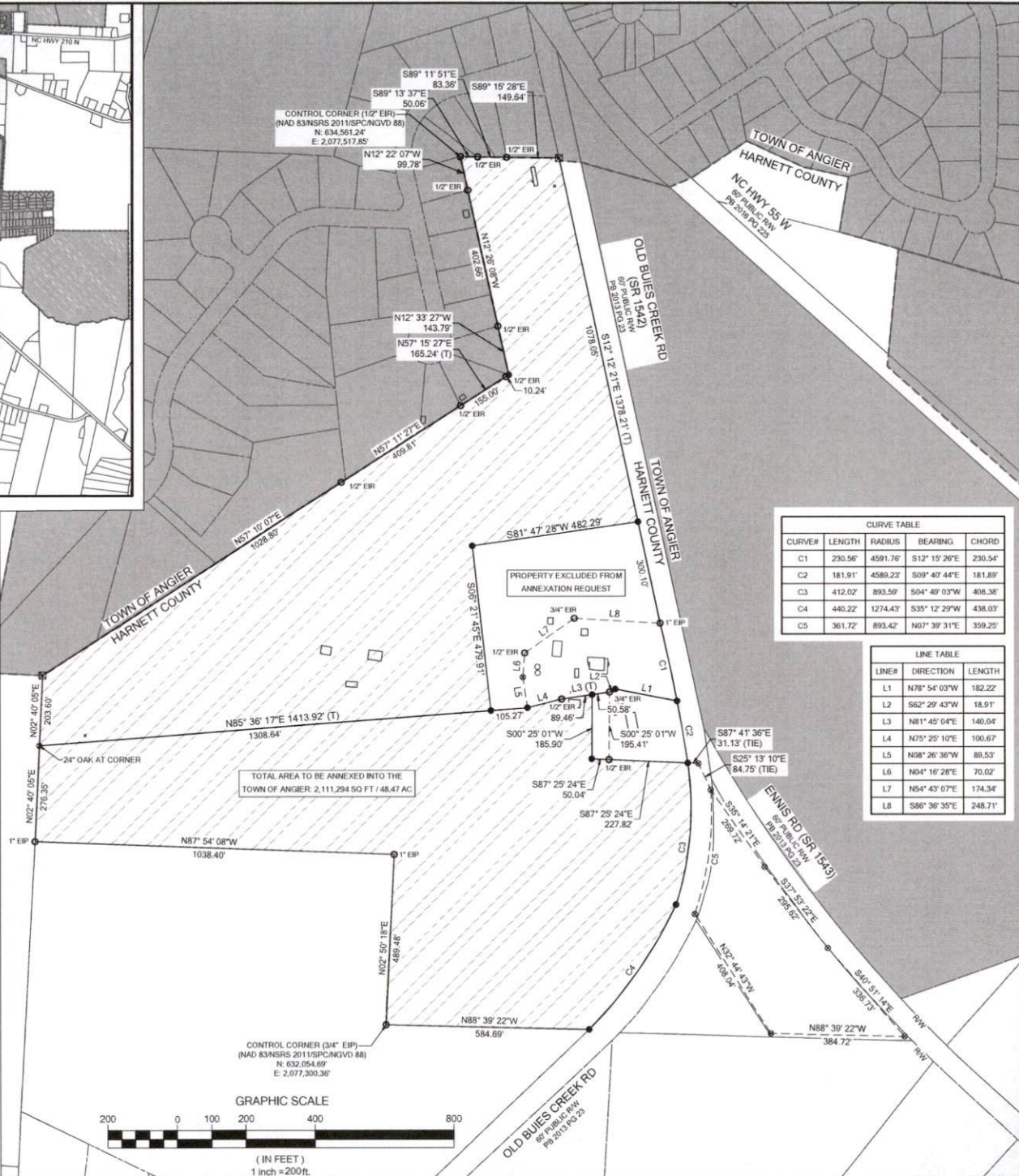
- NOTES**
1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
  2. ALL DISTANCE ARE HORIZONTAL GROUND DISTANCE AND ALL BEARINGS ARE BASED ON GPS OBSERVATIONS, NAD83 / NSRS 2011 / SPC, UNLESS OTHERWISE SHOWN.
  3. PROPERTY LIES IN ZONE "1" PER NATIONAL INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS #37200602001, DATED 10/03/2006.
  4. PROPERTIES ZONED RA-30 FOR ANGIER PER HARNETT COUNTY GIS.
  5. AREAS COMPUTED BY COORDINATE METHOD.
  6. THIS MAP HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
  7. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
  8. BOUNDARY CORNERS SET ARE 3/4" IRON PIPE SET, UNLESS OTHERWISE SHOWN.

**LEGEND**

EXISTING BOUNDARY CORNER FOUND	EXISTING IRON PIPE
BOUNDARY CORNER SET (3/4" IPS UNLESS OTHERWISE SPECIFIED)	EXISTING IRON REBAR
COMPUTED POINT	IRON PIPE SET
CONCRETE MONUMENT FOUND	PK NAIL SET
EXISTING IRON PIPE	PK NAIL FOUND
EXISTING IRON REBAR	
IRON PIPE SET	
PK NAIL SET	
PK NAIL FOUND	
N	NORTH
E	EAST
S	SOUTH
W	WEST
NE	NORTHEAST
SE	SOUTHEAST
SW	SOUTHWEST
NW	NORTHWEST
DB	DEED BOOK
PG	PAGE
BM	BOOK OF MAPS
R/W	RIGHT OF WAY
POB	POINT OF BEGINNING
(T)	TOTAL

THIS MAP IS CONSIDERED PRELIMINARY, NOT FOR RECORDATION, CONVEYANCE OR SALES UNLESS SIGNED AND SEALED BY THE LICENSED SURVEYOR.

NAD83/NSRS2011/SPC

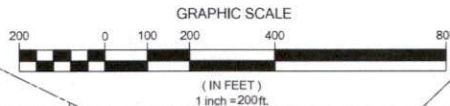


**CURVE TABLE**

CURVE#	LENGTH	RADIUS	BEARING	CHORD
C1	230.56'	4591.76'	S12° 15' 26"E	230.54'
C2	181.91'	4580.23'	S09° 40' 44"E	181.89'
C3	412.02'	893.59'	S04° 49' 03"W	408.38'
C4	440.22'	1274.43'	S35° 12' 29"W	438.03'
C5	361.72'	893.42'	N07° 39' 31"E	359.25'

**LINE TABLE**

LINE#	DIRECTION	LENGTH
L1	N78° 54' 03"W	182.22'
L2	S62° 29' 43"W	18.91'
L3	N81° 45' 04"E	140.04'
L4	N75° 25' 10"E	100.67'
L5	N08° 26' 36"W	88.53'
L6	N04° 16' 28"E	70.02'
L7	N54° 43' 07"E	174.34'
L8	S86° 36' 35"E	248.71'



**BATEMAN CIVIL SURVEY COMPANY**  
ENGINEERS • SURVEYORS • PLANNERS  
2524 RELIANCE AVENUE, APEX, NC 27539  
PHONE: (919) 577-1080 FAX: (919) 577-1081  
INFO@BATEMANCIVILSURVEY.COM  
NCBELS FIRM# C-2378



**ANNEXATION PLAN FOR THE TOWN OF ANGIER**  
EXCLUSIVELY FOR: DANIEL W. GARDNER JR. & JANET FRAZIER GARDNER AND KENNETH DALE GARDNER & DEBRA ANNE GARDNER  
PIN# 0673-72-4877.000, & 0673-72-7501  
AS DESCRIBED IN DB 3083 PG 913, & DB 3083 PG 915  
BLACK RIVER TOWNSHIP - HARNETT COUNTY - NORTH CAROLINA

**REVISIONS**

1. REVISED PER OWNER COMMENTS (7/27/22)
- 2.
- 3.
- 4.

DESIGNED BY: N/A  
DRAWN BY: ELS  
CHECKED BY: SPC  
SCALE: 1" = 200'  
DATE: 07/13/2022  
DRAWING #: 220227  
SHEET 1 OF 1





## 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:** September 6, 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 Rebecca Partin for approximately 32.23 acres located on Matthews Mill Pond Rd, Angier, NC (Harnett PINs: 0673-35-3156.000, 0673-34-3650.000).

The Town Clerk has investigated the sufficiency of the annexation petition, and the next step is for the Board to set the date of the Public Hearing for the October 4<sup>th</sup> 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 date for the Public Hearing for the annexation petition submitted by Rebecca Partin for October 4, 2022.

**REVIEWED BY TOWN MANAGER:**

**Attachments:**

Voluntary Annexation Petition  
Property Survey



## Town of Angier

Robert K. Smith  
Mayor

Gerry Vincent  
Town Manager

**Resolution No.:** R023-2022  
**Date Submitted:** September 6, 2022  
**Date Adopted:** September 6, 2022

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

**WHEREAS**, the Town of Angier received a Petition submitted on July 28, 2022, by owner Rebecca Partin requesting Annexation of an area described in said Petition a tract of land totaling approximately 32.23 acres located on Matthews Mill Pond, Angier, NC inclusive to Harnett County (Harnett PINs: 0673-35-3156.000 & 0673-34-3650.000); and

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

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

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

Section 1. A Public Hearing on the Request for Annexation of the area described herein will be held inside the Angier Municipal Building Board Room at 6:30 PM on Tuesday, October 4, 2022.

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

#### **LEGAL DESCRIPTION**

Parcel 2 Tract 1 of P.C. #1 Pg. 8  
13.081 Acres

*All that certain parcel of land lying generally easterly of Matthews Mill Pond Road, being located in Black River Township, Harnett County, North Carolina and being those lands described in deed dated December 10, 1979 from Larry Gene Dupree to Herbert E. Partin and Rebecca S. Partin and recorded in the Land Records of Harnett County, North Carolina in Deed Book 698, page 825, being more particularly described as follows, to wit: Beginning at an iron pipe set, having North Carolina state plane coordinates N: 634,336.54 E: 2,073,966.64; thence North 86°44'23" West 1,226.84 feet to an iron spike found in the center-line of Matthews Mill Pond Road; thence, with the center-line of said road, North 03°32'35" West 459.54 feet to a PK nail set; thence, leaving said road, South 86°51'33" East 1,263.34 feet to an iron pipe set; thence, South 01°01'17" West 459.29 feet to the point of beginning. Containing 19.156 AC.±.*





## Town of Angier

Robert K. Smith  
Mayor

Gerry Vincent  
Town Manager

*The total area of the Parcel 2 herein described being all of the land as described in deed dated December 10, 1979 from Larry Gene Dupree to Herbert E. Partin and Rebecca S. Partin and recorded in the Land Records of Harnett County, North Carolina in Deed Book 698, Page 825, and Plat Cabinet #1, Page 8, and containing a total area of 13.081 AC.± and being subject to any and all matters of which a current title package would disclose.*

Parcel 3 Tract 1 of P.C. #1 Pg. 8  
19.156 Acres

*All that certain parcel of land lying generally easterly of Matthews Mill Pond Road, being located in Black River Township, Harnett County, North Carolina and being those lands described in deed dated July 16, 1981 from Rebecca Sue D. Bannister and Robert Dale Bannister to Herbert E. Partin and Rebecca S. Partin and recorded in the Land Records of Harnett County, North Carolina in Deed Book 722, page 949, being more particularly described as follows, to wit: Beginning at an iron pipe set, having North Carolina state plane coordinates N: 634,795.76 E: 2,073,974.83; thence North 86°51'33" West 1,263.34 feet to a PK nail set in the center-line of Matthews Mill Pond Road; thence, with the center-line of said road, North 03°32'35" West 412.22 feet to an iron spike found; thence, leaving said road, North 85°08'18" East 145.57 feet to an iron pipe found; thence, North 02°39'38" West 134.99 feet to an iron pipe found; thence, North 85°20'29" East 44.67 feet to an iron rod found; thence North 03°16'04" West 105.07 feet to an iron rod found; thence, South 87°28'01" East 1,122.95 feet to an iron pipe set; thence, South 01°01'17" West 686.84 feet to the point of beginning. Containing 19.156 AC.±.*

*The total area of the Parcel 3 herein described being all of the land as described in deed dated July 16, 1981 from Rebecca Sue D. Bannister and Robert Dale Bannister to Herbert E. Partin and Rebecca S. Partin and recorded in the Land Records of Harnett County, North Carolina in Deed Book 722, Page 949, and Plat Cabinet #1, Page 8, and containing a total area of 19.156 AC.± and being subject to any and all matters of which a current title package would disclose*

Section 3. Notice of the Public Hearing shall be published in *The Daily Record*, a newspaper having general circulation in the Town of Angier, North Carolina, at least ten (10) days prior to the date of the October 4, 2022, Public Hearing.

*Adopted by the Angier Board of Commissioners on this the 6<sup>th</sup> day of September, 2022.*

ATTEST:

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

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





## Town of Angier

Robert K. Smith  
Mayor

Gerry Vincent  
Town Manager

**Date Authorized to Investigate the  
Sufficiency of the Annexation**  
**Request:** August 2, 2022

### CERTIFICATE OF SUFFICIENCY

*During its August 2, 2022, Board of Commissioners' meeting, the Town of Angier Clerk was directed to Investigate the Sufficiency of the Petition to Annex submitted by property owner Rebecca Partin, July 28, 2022.*

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

This confirms the Sufficiency of the Petition.

In witness whereof, I have hereunto set my hand and affixed the Seal of the Town of Angier, North Carolina, this the 1<sup>st</sup> day of September, 2022.



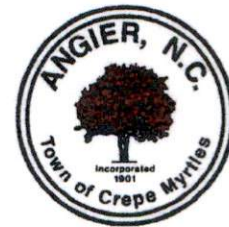
ATTEST:

*Veronica Hardaway*  
Veronica Hardaway, Town Clerk



Robert K. Smith  
Mayor

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



Veronica Hardaway  
Town Clerk

Gerry Vincent  
Town Manager

## **PROCEDURE FOR VOLUNTARY ANNEXATION PETITION**

### **THE PROCESS:**

*(Time Frame: 60 - 90 days)*

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

### **SUBMITTAL CHECKLIST:**

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



Robert K. Smith  
Mayor

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



Gerry Vincent  
Town Manager

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

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

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

3. Harnett/Wake County Property  
Identification Number(s) (PIN):  
0673-34-3650  
0673-35-3156

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





Robert K. Smith  
Mayor

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



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 #:** 0673-34-3650

1. Rebecca S. Partin 375 Matthews Mill Pond Rd. Angier, NC 27501  
(Owner - Print Name) (Mailing Address)

Jane R. Jew, POA  
(Owner's Signature)

2. Chris McKinney P.O. Box 1490 Sumner, NC 27358  
(Owner - Print Name) (Mailing Address)

Chris McKinney  
(Owner's Signature)

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

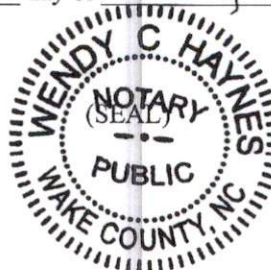
\_\_\_\_\_  
(Owner's Signature)

State of NC, County of Wake

I, Wendy C Haynes, a Notary Public for said County and State, do hereby certify that Chris McKinney & Jane R Jew personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 6th day of July, 2022 My commission expires 31st, 2027.

Wendy C Haynes  
Notary Public





**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 #: 0673-35-3156**

1. Rebecca S. Partin 375 Matthews Mill Pond Rd. Angier NC  
(Owner - Print Name) (Mailing Address) 27501

Jane R. Jew, POA  
(Owner's Signature)

2. Chris McKimney P.O. Box 490 Sumnerfield NC  
(Owner - Print Name) (Mailing Address) 27358

Ch. McK  
(Owner's Signature)

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

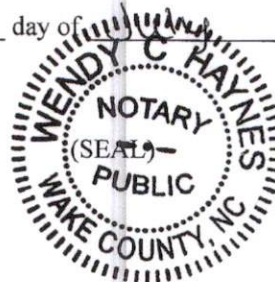
\_\_\_\_\_  
(Owner's Signature)

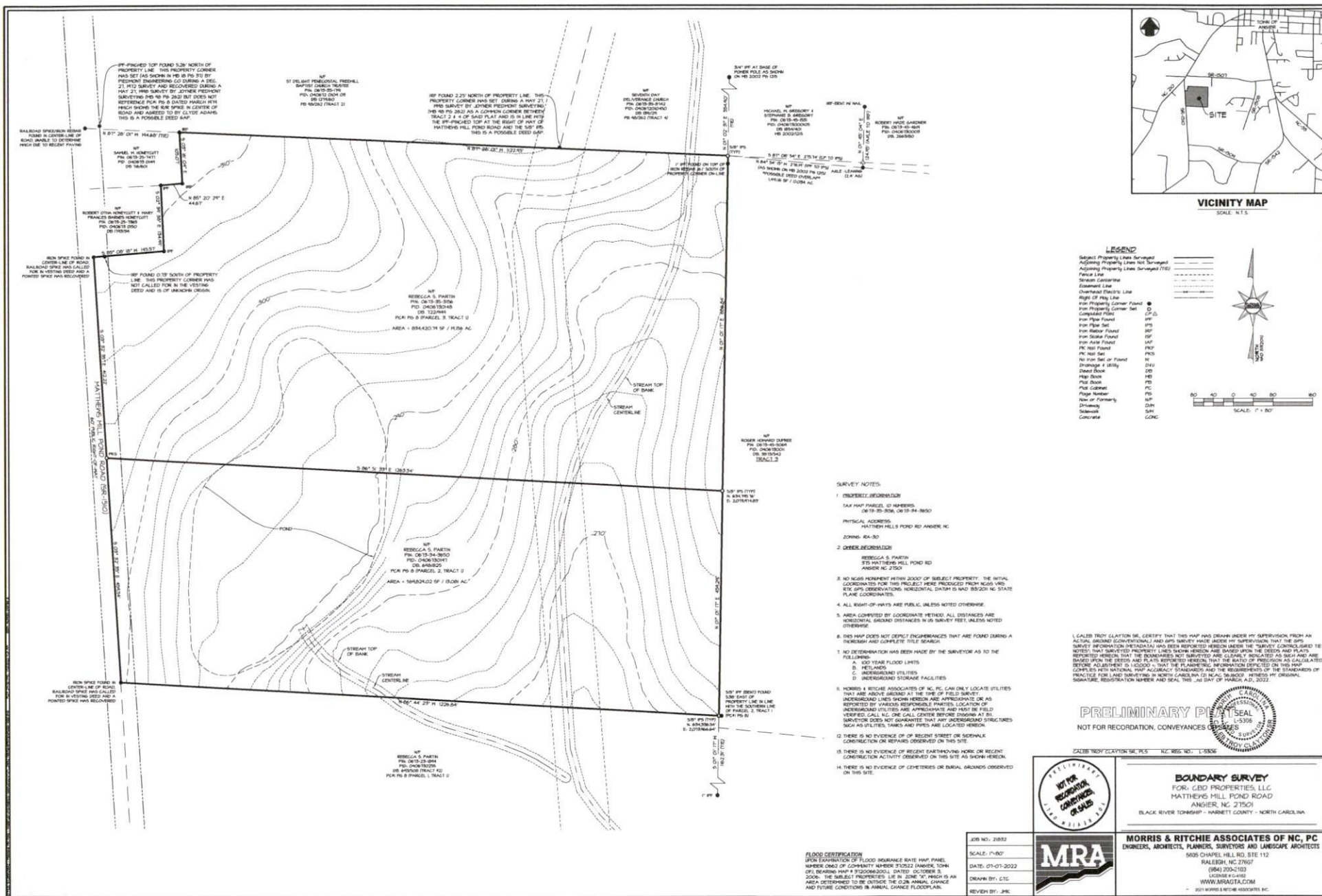
State of NC, County of Wake

I, Wendy C Haynes, a Notary Public for said County and State, do hereby certify that Chris McKimney & Rebecca S Partin personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 6th day of July, 2022 My commission expires 3/15, 2027.

Wendy C Haynes  
Notary Public





100



# MORRIS & RITCHIE ASSOCIATES OF NC, PC

AN AFFILIATE OF MORRIS & RITCHIE ASSOCIATES, INC. WHICH  
PROVIDES ENGINEERING, ARCHITECTURE, PLANNING, SURVEYING &  
LANDSCAPE ARCHITECTURE THROUGHOUT THE MID-ATLANTIC REGION  
AND LANDSCAPE ARCHITECTS



## Legal Description – Parcel 2 Tract 1 of P.C. #1 Pg. 8

**13.081 Acres**

**Lands of Rebecca S. Partin**

**Black River Township – Harnett County, North Carolina**

All that certain parcel of land lying generally easterly of Matthews Mill Pond Road, being located in Black River Township, Harnett County, North Carolina and being those lands described in deed dated December 10, 1979 from Larry Gene Dupree to Herbert E. Partin and Rebecca S. Partin and recorded in the Land Records of Harnett County, North Carolina in Deed Book 698, page 825, being more particularly described as follows, to wit:

**Beginning** at an iron pipe set, having North Carolina state plane coordinates N: 634,336.54 E: 2,073,966.64; thence North  $86^{\circ}44'23''$  West 1,226.84 feet to an iron spike found in the center-line of Matthews Mill Pond Road; thence, with the center-line of said road, North  $03^{\circ}32'35''$  West 459.54 feet to a PK nail set; thence, leaving said road, South  $86^{\circ}51'33''$  East 1,263.34 feet to an iron pipe set; thence, South  $01^{\circ}01'17''$  West 459.29 feet to the point of beginning.  
Containing **19.156 AC.±**.

The total area of the **Parcel 2** herein described being all of the land as described in deed dated December 10, 1979 from Larry Gene Dupree to Herbert E. Partin and Rebecca S. Partin and recorded in the Land Records of Harnett County, North Carolina in Deed Book 698, Page 825, and Plat Cabinet #1, Page 8, and containing a total area of **13.081 AC.±** and being subject to any and all matters of which a current title package would disclose.

5605 Chapel Hill Road, Suite 112, Raleigh, NC 27607 (984) 200-2103 [www.mragta.com](http://www.mragta.com)

Abingdon, MD ♦ Baltimore, MD ♦ Laurel, MD ♦ Towson, MD ♦ Georgetown, DE ♦ New Castle, DE ♦ Leesburg, VA ♦ Raleigh, NC  
(410) 515-9000 (443) 490-7201 (410) 792-9792 (410) 821-1690 (302) 855-5734 (302) 326-2200 (703) 994-4047 (984) 200-2103

# MORRIS & RITCHIE ASSOCIATES OF NC, PC

AN AFFILIATE OF MORRIS & RITCHIE ASSOCIATES, INC. WHICH  
PROVIDES ENGINEERING, ARCHITECTURE, PLANNING, SURVEYING &  
LANDSCAPE ARCHITECTURE THROUGHOUT THE MID-ATLANTIC REGION  
AND LANDSCAPE ARCHITECTS



## Legal Description – Parcel 3 Tract 1 of P.C. #1 Pg. 8

**19.156 Acres**

**Lands of Rebecca S. Partin**

**Black River Township – Harnett County, North Carolina**

All that certain parcel of land lying generally easterly of Matthews Mill Pond Road, being located in Black River Township, Harnett County, North Carolina and being those lands described in deed dated July 16, 1981 from Rebecca Sue D. Bannister and Robert Dale Bannister to Herbert E. Partin and Rebecca S. Partin and recorded in the Land Records of Harnett County, North Carolina in Deed Book 722, page 949, being more particularly described as follows, to wit:

**Beginning** at an iron pipe set, having North Carolina state plane coordinates N: 634,795.76 E: 2,073,974.83; thence North 86°51'33" West 1,263.34 feet to a PK nail set in the center-line of Matthews Mill Pond Road; thence, with the center-line of said road, North 03°32'35" West 412.22 feet to an iron spike found; thence, leaving said road, North 85°08'18" East 145.57 feet to an iron pipe found; thence, North 02°39'38" West 134.99 feet to an iron pipe found; thence, North 85°20'29" East 44.67 feet to an iron rod found; thence North 03°16'04" West 105.07 feet to an iron rod found; thence, South 87°28'01" East 1,122.95 feet to an iron pipe set; thence, South 01°01'17" West 686.84 feet to the point of beginning. Containing **19.156 AC.±**.

The total area of the **Parcel 3** herein described being all of the land as described in deed dated July 16, 1981 from Rebecca Sue D. Bannister and Robert Dale Bannister to Herbert E. Partin and Rebecca S. Partin and recorded in the Land Records of Harnett County, North Carolina in Deed Book 722, Page 949, and Plat Cabinet #1, Page 8, and containing a total area of **19.156 AC.±** and being subject to any and all matters of which a current title package would disclose.

5605 Chapel Hill Road, Suite 112, Raleigh, NC 27607 (984) 200-2103 [www.mragta.com](http://www.mragta.com)

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## 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:** September 6, 2022  
**PREPARED BY:** Sean Johnson  
**ISSUE** Voluntary Annexation Petition  
**CONSIDERED:**  
**DEPARTMENT:** Planning & Inspections

---

### **SUMMARY OF ISSUE:**

Staff has received a voluntary annexation petition from Taylor Morrison of Carolinas, Inc for approximately 35.61 acres located on Junny Rd & Kennebec Rd, Angier, NC (Harnett PINs: 0674-76-8650.000, 0674-76-8919.000, 0674-87-0285.000; Wake PIN: 0674871973).

**This is the Site of the previously approved Camden Place subdivision (Formerly Caitlin Meadows).**

The Town Clerk has investigated the sufficiency of the annexation petition, and the next step is for the Board to set the date of the Public Hearing for the October 4<sup>th</sup> 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 date for the Public Hearing for the annexation petition submitted by Taylor Morrison of Carolinas, Inc for October 4, 2022.

**REVIEWED BY TOWN MANAGER:**

### **Attachments:**

Voluntary Annexation Petition  
Property Survey





## Town of Angier

Robert K. Smith  
Mayor

Gerry Vincent  
Town Manager

**Resolution No.:** R024-2022  
**Date Submitted:** September 6, 2022  
**Date Adopted:** September 6, 2022

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

**WHEREAS**, the Town of Angier received a Petition submitted on July 28, 2022, by owner Taylor Morrison of Carolinas, Inc. requesting Annexation of an area described in said Petition a tract of land totaling approximately 35.61 acres located on Junny Road & Kennebec Road, Angier, NC (Harnett PINs: 0674-76-8650.000; 0674-76-8919.000; 0674-87-0285.000 & Wake PIN: 0674871973); and

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

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

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

Section 1. A Public Hearing on the Request for Annexation of the area described herein will be held inside the Angier Municipal Building Board Room at 6:30 PM on Tuesday, October 4, 2022.

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

#### **LEGAL DESCRIPTION**

*The following described tract of land lies along the western side of SR 1501 (Junny Road) (Harnett County) & SR 2778 (Junny Road) (Wake County) and the southern side of SR 2762 (Kennebec Road) (Wake County) in the Black River Township (Harnett County) and being the deeds duly recorded in Deed Book 921, Page 982 and Deed Book 2192, Page 151, both of the Harnett County, North Carolina Registry and Deed Book 13745, Page 198, of the Harnett County, North Carolina Registry, and is more fully described as follows: All of Lot 1, containing 7.37 acres and Lot 1A, containing 0.33 acre for a combined total of 7.70 acres, according to a map entitled "Survey for: James Sloan Heirs" recorded in Plat Book 2004, Page 307, Harnett County Registry, all of Lot 5, containing 17.11 acres, more or less, according to a map entitled "Property of George M. Wimberly Estate" recorded in Plat Book 9, Page 99 (also known as Plat Cabinet B, Slide 23), Harnett County Registry, all of Lots 1, 2 and 3 as shown on map entitled "Minor Subdivision Surveyed for and Owned by Malisia Barbour Hawes Heirs," and recorded in*





## Town of Angier

Robert K. Smith  
Mayor

Gerry Vincent  
Town Manager

*Plat Book 2009, Page 969, Wake County Registry, all being further described as follows: BEGINNING at an existing cotton spindle in the centerline of SR 1501 (Junny Road), said cotton spindle being the northeastern corner of the Terry Sloan Holt parcel as recorded in Deed Book 1947, Page 868 of the Harnett County Registry, thence with the northern line of said Holt parcel S89°01'31"W 30.10 feet to an existing 5/8" rebar on the western right-of-way margin of SR 1501 (Junny Road); thence continuing with the northern line of said Holt parcel S89°38'44"W 1,202.94 feet to an existing 5/8" rebar; thence S89°48'52"W 51.26 feet to an existing 5/8" rebar in the northeastern line of the Logan Court Development, LLC parcel as recorded in Deed Book 1320, Page 601 of the Harnett County Registry; thence with said line N16°03'12"W 187.07 feet to an existing 5/8" iron rod; thence with the northeastern line of the John C. Wilkins, Jr. & wife, Debra D. Wilkins parcel as recorded in Deed 2029, Page 565 of the Harnett County Registry N16°03'12"W 45.13 feet to an existing 5/8" rebar; thence with the northern line of the Grace W. Wilkins parcel as recorded in Deed 2662, Page 598 of the Harnett County Registry the following two calls: N16°03'21"W 12.63 feet to a point; thence N16°08'00"W 45.30 feet to an existing 5/8" rebar; thence S88°06'50"E 51.35 feet to an existing 3/4" rebar; thence N14°25'36"W 217.00 feet to a point; thence N07°25'36"W 330.00 feet to a point; thence N03°25'36"W 230.51 feet to an existing 1" iron stake, being in the southwestern line of the Melba Arnold parcel as recorded in Deed 12055, Page 1225 of the Wake County Registry; thence with the southern line of the said Arnold parcel S70°17'50"E 387.59 feet to an existing axle; thence with the southern line of the Rachel Barbour Daughtry parcel as recorded in Deed Book 7344, Page 242 of the Wake County Registry S70°26'15"E 421.57 feet to an existing 3/4" iron pipe; thence with the eastern line of said Daughtry parcel N12°41'02"E 167.13 feet to a point on the county line between Harnett County and Wake County; thence continuing with said line N12°41'02"E 667.32 feet to an existing 5/8" rebar; thence continuing with said line N12°41'18"E 404.48 feet to an existing 5/8" rebar on the southwestern right-of-way margin of SR 2762 (Kennebec Road); thence N12°57'16"E 31.97 feet to an existing railroad spike in the centerline of SR 2762 (Kennebec Road); thence with said centerline the following six calls: S56°58'40"E 105.46 feet to an existing cotton spindle; thence S56°57'43"E 19.00 feet to a point; thence S56°36'26"E 29.97 feet to a point; thence S56°42'39"E 58.72 feet to a point; thence S55°11'24"E 58.03 feet to a point; thence S54°44'51"E 45.30 feet to an existing railroad spike, being the northernmost corner of the Peggy H. Jackson parcel as recorded of Deed Book 15085, Page 1206 of the Wake County Registry; thence leaving said centerline and running with the western line of said Jackson parcel S03°43'42"W 35.28 feet to an existing 3/4" iron pipe on the southwestern right-of-way margin of SR 2762 (Kennebec Road); thence continuing with the western line of said Jackson parcel S03°36'03"W 1033.49 feet to a point on the county line between Harnett County and Wake County; thence continuing with said line S03°36'03"W 162.86 feet to an existing 1/2" rebar, being the southwestern corner of the Peggy H. Jackson parcel as recorded of Deed Book 15085, Page 1206 of the Wake County Registry; thence S71°06'32"E 239.24 feet to an existing 5/8" rebar in the centerline of SR 1501 (Junny Road); thence with said centerline the following two calls: S03°16'40"W 296.89 feet to an existing cotton spindle; thence S03°13'00"W 225.96 feet to the POINT OF BEGINNING containing 1,551,092 square feet (35.61 acres) more or less.*

**Section 3.** Notice of the Public Hearing shall be published in *The Daily Record*, a newspaper having general circulation in the Town of Angier, North Carolina, at least ten (10) days prior to the date of the October 4, 2022, Public Hearing.



## Town of Angier

Robert K. Smith  
Mayor

Gerry Vincent  
Town Manager

*Adopted by the Angier Board of Commissioners on this the 6<sup>th</sup> day of September, 2022.*

ATTEST:

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Robert K. Smith, Mayor

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Veronica Hardaway, Town Clerk





## Town of Angier

Robert K. Smith  
Mayor

Gerry Vincent  
Town Manager

**Date Authorized to Investigate the  
Sufficiency of the Annexation**  
**Request:** August 2, 2022

### CERTIFICATE OF SUFFICIENCY

*During its August 2, 2022, Board of Commissioners' meeting, the Town of Angier Clerk was directed to Investigate the Sufficiency of the Petition to Annex submitted by property owner Taylor Morrison of Carolinas, Inc., July 28, 2022.*


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

This confirms the Sufficiency of the Petition.

In witness whereof, I have hereunto set my hand and affixed the Seal of the Town of Angier, North Carolina, this the 1<sup>st</sup> day of September, 2022.



ATTEST:

  
Veronica Hardaway, Town Clerk



Robert K. Smith  
Mayor

## Town of Angier

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



Veronica Hardaway  
Town Clerk

Gerry Vincent  
Town Manager

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

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

3. Harnett/Wake County Property  
Identification Number(s) (PIN):  
• 0674-76-8650.000; 0674-76-8919.000,  
• 0674-87-0285.000 & 0674871973

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

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

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

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

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



# Town of Angier

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



Robert K. Smith  
Mayor

Veronica Hardaway  
Town Clerk

Gerry Vincent  
Town Manager

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

0674-76-8650.000, 0674-76-8919.000,

**Petitioned Property PIN #:** 0674-87-0285.000 & 0674871973

1. Taylor Morrison of Carolinas, Inc 15501 Weston Parkway, Ste 100, Cary, NC 27513  
(Owner - Print Name) (Mailing Address)

[Signature]  
(Owner's Signature)

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

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

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

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

State of NC, County of Wake

I, Aleashia Browning, a Notary Public for said County and State, do hereby certify that Mark Altman personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 13<sup>th</sup> day of July, 2022. My commission expires 9/29, 2025.

Aleashia Browning  
Notary Public

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

(SEAL)





Camden Place Subdivision  
Harnett County PIN:  
0674-76-8650.000  
0674-76-8919.000  
0674-87-0285.000  
Black River Township  
Wake County PIN:  
0674-87-1973.000  
Middle Creek Township

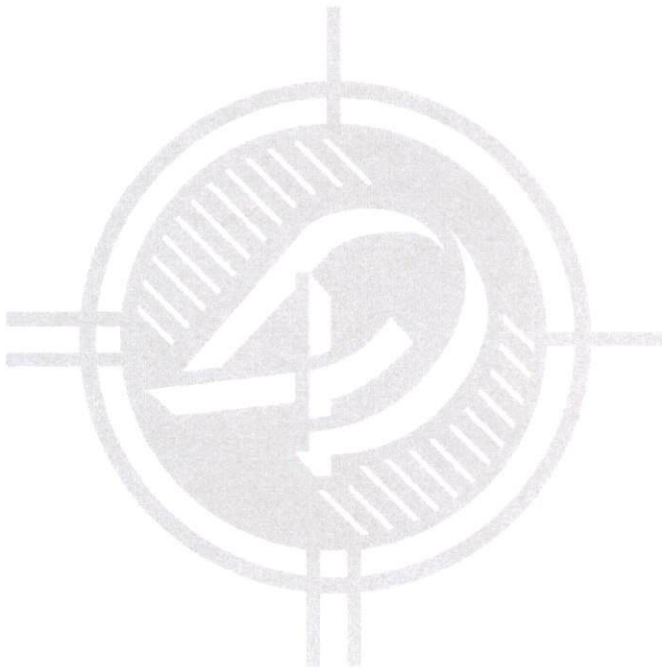
The following described tract of land lies along the western side of SR 1501 (Junny Road) (Harnett County) & SR 2778 (Junny Road) (Wake County) and the southern side of SR 2762 (Kennebec Road) (Wake County) in the Black River Township (Harnett County) and being the deeds duly recorded in Deed Book 921, Page 982 and Deed Book 2192, Page 151, both of the Harnett County, North Carolina Registry and Deed Book 13745, Page 198, of the Harnett County, North Carolina Registry, and is more fully described as follows:

All of **Lot 1**, containing 7.37 acres and **Lot 1A**, containing 0.33 acre for a combined total of 7.70 acres, according to a map entitled "Survey for: James Sloan Heirs" recorded in **Plat Book 2004, Page 307**, Harnett County Registry, all of **Lot 5**, containing 17.11 acres, more or less, according to a map entitled "Property of George M. Wimberly Estate" recorded in **Plat Book 9, Page 99** (also known as **Plat Cabinet B, Slide 23**), Harnett County Registry, all of **Lots 1, 2 and 3** as shown on map entitled "Minor Subdivision Surveyed for and Owned by Malisia Barbour Hawes Heirs," and recorded in **Plat Book 2009, Page 969**, Wake County Registry, all being further described as follows:

**BEGINNING** at an existing cotton spindle in the centerline of SR 1501 (Junny Road), said cotton spindle being the northeastern corner of the Terry Sloan Holt parcel as recorded in Deed Book 1947, Page 868 of the Harnett County Registry, thence with the northern line of said Holt parcel **S89°01'31"W 30.10** feet to an existing 5/8" rebar on the western right-of-way margin of SR 1501 (Junny Road); thence continuing with the northern line of said Holt parcel **S89°38'44"W 1,202.94** feet to an existing 5/8" rebar; thence **S89°48'52"W 51.26** feet to an existing 5/8" rebar in the northeastern line of the Logan Court Development, LLC parcel as recorded in Deed Book 1320, Page 601 of the Harnett County Registry; thence with said line **N16°03'12"W 187.07** feet to an existing 5/8" iron rod; thence with the northeastern line of the John C. Wilkins, Jr. & wife, Debra D. Wilkins parcel as recorded in Deed 2029, Page 565 of the Harnett County Registry **N16°03'12"W 45.13** feet to an existing 5/8" rebar; thence with the northern line of the Grace W. Wilkins parcel as recorded in Deed 2662, Page 598 of the Harnett County Registry the following two calls: **N16°03'21"W 12.63** feet to a point; thence **N16°08'00"W 45.30** feet to an existing 5/8" rebar; thence **S88°06'50"E 51.35** feet to an existing 3/4" rebar; thence **N14°25'36"W 217.00** feet to a point; thence **N07°25'36"W 330.00** feet to a point; thence **N03°25'36"W 230.51** feet to an existing 1" iron stake, being in the southwestern line of the Melba Arnold parcel as recorded in Deed 12055, Page 1225 of the Wake County Registry; thence with the southern line of the said Arnold parcel **S70°17'50"E 387.59** feet to an existing axle; thence with the southern line of the Rachel Barbour Daughtry parcel as recorded in Deed Book 7344, Page 242 of the Wake County Registry **S70°26'15"E 421.57** feet to an existing 3/4" iron pipe; thence with the

eastern line of said Daughtry parcel **N12°41'02"E 167.13** feet to a point on the county line between Harnett County and Wake County; thence continuing with said line **N12°41'02"E 667.32** feet to an existing 5/8" rebar; thence continuing with said line **N12°41'18"E 404.48** feet to an existing 5/8" rebar on the southwestern right-of-way margin of SR 2762 (Kennebec Road); thence **N12°57'16"E 31.97** feet to an existing railroad spike in the centerline of SR 2762 (Kennebec Road); thence with said centerline the following six calls: **S56°58'40"E 105.46** feet to an existing cotton spindle; thence **S56°57'43"E 19.00** feet to a point; thence **S56°36'26"E 29.97** feet to a point; thence **S56°42'39"E 58.72** feet to a point; thence **S55°11'24"E 58.03** feet to a point; thence **S54°44'51"E 45.30** feet to an existing railroad spike, being the northernmost corner of the Peggy H. Jackson parcel as recorded of Deed Book 15085, Page 1206 of the Wake County Registry; thence leaving said centerline and running with the western line of said Jackson parcel **S03°43'42"W 35.28** feet to an existing 3/4" iron pipe on the southwestern right-of-way margin of SR 2762 (Kennebec Road); thence continuing with the western line of said Jackson parcel **S03°36'03"W 1033.49** feet to a point on the county line between Harnett County and Wake County; thence continuing with said line **S03°36'03"W 162.86** feet to an existing 1/2" rebar, being the southwestern corner of the Peggy H. Jackson parcel as recorded of Deed Book 15085, Page 1206 of the Wake County Registry; thence **S71°06'32"E 239.24** feet to an existing 5/8" rebar in the centerline of SR 1501 (Junny Road); thence with said centerline the following two calls: **S03°16'40"W 296.89** feet to an existing cotton spindle; thence **S03°13'00"W 225.96** feet to the **POINT OF BEGINNING** containing 1,551,092 square feet (35.61 acres) more or less.

**DRAFT**











## 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:** September 6, 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 Doris Collins for approximately 0.942 acres located on E. Wimberly St, Angier, NC (Portion of Harnett PIN: 0684-03-0781.000).

The Town Clerk has investigated the sufficiency of the annexation petition, and the next step is for the Board to set the date of the Public Hearing for the October 4<sup>th</sup> 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 date for the Public Hearing for the annexation petition submitted by Doris Collins for October 4, 2022.

**REVIEWED BY TOWN MANAGER:**

### **Attachments:**

Voluntary Annexation Petition  
Property Survey



## Town of Angier

Robert K. Smith  
Mayor

Gerry Vincent  
Town Manager

**Resolution No.:** R025-2022  
**Date Submitted:** September 6, 2022  
**Date Adopted:** September 6, 2022

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

**WHEREAS**, the Town of Angier received a Petition submitted on July 28, 2022, by owner Doris J. Collins requesting Annexation of an area described in said Petition a tract of land totaling approximately 0.942 acres located on E. Wimberly Street, Angier, NC inclusive to Harnett County (Harnett PIN: 0684-03-0781.000); and

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

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

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

Section 1. A Public Hearing on the Request for Annexation of the area described herein will be held inside the Angier Municipal Building Board Room at 6:30 PM on Tuesday, October 4, 2022.

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

#### **LEGAL DESCRIPTION**

*All that tract or parcel of land lying in Black River Township, Harnett County, North Carolina and being more particularly described as follows: Beginning at a point in the southern line of Hamilton C. Greene, Jr. as described in Deed Book 719, Page 355 and Map Book 21, Page 97 of the Harnett County Registry, said point being located North 57 degrees 01 minutes 57 seconds East for a distance of 247.71 feet from the common corner of said Greene, Jr. and Charles K. Williams and Barbara B. Williams as described in Deed Book 3457, Page 374 of the Harnett County Registry and runs thence with the southern line of said Greene, Jr. North 57 degrees 01 minutes 57 seconds East for a distance of 36.04 feet to an existing iron stake on the southern margin of Julia Street an unimproved 50' right-of way; THENCE leaving the line of said Greene, Jr. and along the run of Black River North 56 degrees 29 minutes 29 seconds East for a distance of 80.95 feet to an existing iron stake, said point being the southeast corner of Cynthia LaFuente-Elhag as described in Deed Book 3896, Page 623, Map Book 21, Page 97 and Plat Cabinet "F", Slide 303B; THENCE along the eastern line of said LaFuente-Elhag and along the run of Black River*



## Town of Angier

Robert K. Smith  
Mayor

Gerry Vincent  
Town Manager

*North 19 degrees 46 minutes 51 seconds East for a distance of 63.86 feet to an existing iron pipe; THENCE continuing along the eastern line of said LaFuente-Elhag and along the run of Black River North 50 degrees 33 minutes 52 seconds East for a distance of 122.26 feet to an existing iron stake; THENCE along a new line with Richard A. Collins Estate as described in Deed Book 416, Page 258 of the Harnett County Registry South 18 degrees 40 minutes 45 seconds East for a distance of 278.19 feet to an existing iron stake; THENCE continuing along another new line with said Collins Estate North 71 degrees 19 minutes 15 seconds East for a distance of 27.48 feet to an existing iron stake, THENCE continuing along another new line with said Collins Estate South 14 degrees 35 minutes 09 seconds East for a distance of 46.08 feet to a point in the existing corporate limits for the Town of Angier; THENCE with the existing corporate limits of the Town of Angier North 74 degrees 03 minutes 30 seconds West for a distance of 354.13 feet to the Point and Place of BEGINNING.*

*Together with and subject to covenants, easements, and restrictions of record. Said property contains 0.942 Acre (In Traverse) Total more or less.*

Section 3. Notice of the Public Hearing shall be published in *The Daily Record*, a newspaper having general circulation in the Town of Angier, North Carolina, at least ten (10) days prior to the date of the October 4, 2022, Public Hearing.

*Adopted by the Angier Board of Commissioners on this the 6<sup>th</sup> day of September, 2022.*

ATTEST:

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Robert K. Smith, Mayor

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Veronica Hardaway, Town Clerk





## Town of Angier

Robert K. Smith  
Mayor

Gerry Vincent  
Town Manager

**Date Authorized to Investigate the  
Sufficiency of the Annexation  
Request:** August 2, 2022

### CERTIFICATE OF SUFFICIENCY

*During its August 2, 2022, Board of Commissioners' meeting, the Town of Angier Clerk was directed to Investigate the Sufficiency of the Petition to Annex submitted by property owner Doris J. Collins, July 28, 2022.*

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

This confirms the Sufficiency of the Petition.

In witness whereof, I have hereunto set my hand and affixed the Seal of the Town of Angier, North Carolina, this the 1<sup>st</sup> day of September, 2022.



ATTEST:

*Veronica Hardaway*  
Veronica Hardaway, Town Clerk



Robert K. Smith  
Mayor

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

Veronica Hardaway  
Town Clerk



Gerry Vincent  
Town Manager

## **PROCEDURE FOR VOLUNTARY ANNEXATION PETITION**

### **THE PROCESS:**

*(Time Frame: 60 - 90 days)*

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

### **SUBMITTAL CHECKLIST:**

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

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



Robert K. Smith  
Mayor

## Town of Angier

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



Veronica Hardaway  
Town Clerk

Gerry Vincent  
Town Manager

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

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

3. Harnett/Wake County Property  
Identification Number(s) (PIN):  
Portion of 0684-03-0781

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

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

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

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

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





## Town of Angier

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



Robert K. Smith  
Mayor

Veronica Hardaway  
Town Clerk

Gerry Vincent  
Town Manager

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

Petitioned Property PIN #: Portion of 0684-03-0781

1. Doris J Collins 659 East Wimberly Street Angier, NC 27501  
(Owner - Print Name) (Mailing Address)

Doris J. Collins signed by Mona Kim Collins  
(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 Johnston  
I, Nancy S. Stencil, a Notary Public for said County and State, do hereby certify  
that Mona Kim Collins for Doris Collins personally appeared before me this day and acknowledged the due  
execution of the foregoing instrument.

Witness my hand and official seal, this the 26th day of July, 2022. My  
commission expires 7-4-2024, 20  .

Nancy S. Stencil  
Notary Public

Complete if property is owned by CORPORATION.



## **LEGAL DESCRIPTION**

### **0.942 Acre to be Annexed into the Town of Angier out of Deed Book 416, Page 258 of the Harnett County Registry**

*All that tract or parcel of land lying in Black River Township, Harnett County, North Carolina and being more particularly described as follows:*

*Beginning at a point in the southern line of Hamilton C. Greene, Jr. as described in Deed Book 719, Page 355 and Map Book 21, Page 97 of the Harnett County Registry, said point being located North 57 degrees 01 minutes 57 seconds East for a distance of 247.71 feet from the common corner of said Greene, Jr. and Charles K. Williams and Barbara B. Williams as described in Deed Book 3457, Page 374 of the Harnett County Registry and runs thence with the southern line of said Greene, Jr. North 57 degrees 01 minutes 57 seconds East for a distance of 36.04 feet to an existing iron stake on the southern margin of Julia Street an unimproved 50' right-of-way;*

*THENCE leaving the line of said Greene, Jr. and along the run of Black River North 56 degrees 29 minutes 29 seconds East for a distance of 80.95 feet to an existing iron stake, said point being the southeast corner of Cynthia LaFuente-Elhag as described in Deed Book 3896, Page 623, Map Book 21, Page 97 and Plat Cabinet "F", Slide 303B;*

*THENCE along the eastern line of said LaFuente-Elhag and along the run of Black River North 19 degrees 46 minutes 51 seconds East for a distance of 63.86 feet to an existing iron pipe;*

*THENCE continuing along along the eastern line of said LaFuente-Elhag and along the run of Black River North 50 degrees 33 minutes 52 seconds East for a distance of 122.26 feet to an existing iron stake;*

*THENCE along a new line with Richard A. Collins Estate as described in Deed Book 416, Page 258 of the Harnett County Registry South 18 degrees 40 minutes 45 seconds East for a distance of 278.19 feet to an existing iron stake;*

*THENCE continuing along another new line with said Collins Estate North 71 degrees 19 minutes 15 seconds East for a distance of 27.48 feet to an existing iron stake;*

*THENCE continuing along another new line with said Collins Estate South 14 degrees 35 minutes 09 seconds East for a distance of 46.08 feet to a point in the existing corporate limits for the Town of Angier;*

*THENCE with the existing corporate limits of the Town of Angier North 74 degrees 03 minutes 30 seconds West for a distance of 354.13 feet to the Point and Place of BEGINNING.*

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

*Said property contains 0.942 Acre (In Traverse) Total more or less.*

**The foregoing description was prepared by:**

**Stancil & Associates**

**Professional Land Surveyors, P.A. C-0831**

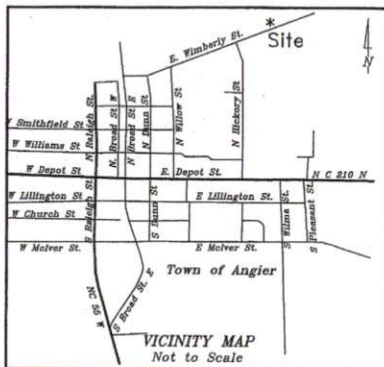
**98 East Depot Street**

**P. O. Box 730, Angier, N.C. 27501**

**Phone: 919-639-2133**

**Fax: 919-639-2602**





**LEGEND:**

— Lines Surveyed  
 --- Lines Not Surveyed  
 --- Tie or Adjoining Lines  
 --- Right of Way Lines  
 --- Existing Iron Pipe Stake  
 --- Existing Concrete Monument  
 --- Existing F.E. Nail  
 --- F.E. Nail Set  
 --- Existing MAG Nail  
 --- MAG Nail Set  
 --- Iron Stake Set  
 --- Cotton Spindle Set  
 --- Existing Cotton Spindle  
 --- Railroad Spike  
 --- Existing Lightwood Stake  
 --- Power Pole  
 --- Overhead Electric Lines  
 --- Fire Hydrant

TP Telephone Pedestal  
 MH Manhole  
 WM Water Meter  
 Rsmt. Reservoir  
 C/L Centerline  
 PC Plat Cabinet  
 DB Deed Book  
 PB Plat Book  
 BM Book of Maps  
 PIN Parcel Identifier Number  
 Ac. Acres  
 Sq. Ft. square feet  
 CP Computed Point  
 [ ] Street Address

N.C.G.S. North Carolina Geodetic Survey  
 NAD 87 North American Datum of 1987  
 NAD 83 North American Datum of 1983

**NOTES:**

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

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

Witness my original signature, registration number and seal this the 28th day of April, A.D. 2022.

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

\_\_\_\_\_  
 Surveyor  
 L-1512  
 License Number

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

Thomas Lester Stancil, P.L.S.

State of North Carolina  
 County of Wake

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

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

**Town Clerk Annexation Certification**

I hereby certify that this plat for annexation has followed all requirements and procedures and a public hearing was held by the Angier Board of Commissioners to annex the property shown and described herein. The Angier Board of Commissioners adopted the resolution to annex this property on the \_\_\_\_ day of \_\_\_\_, 2022.

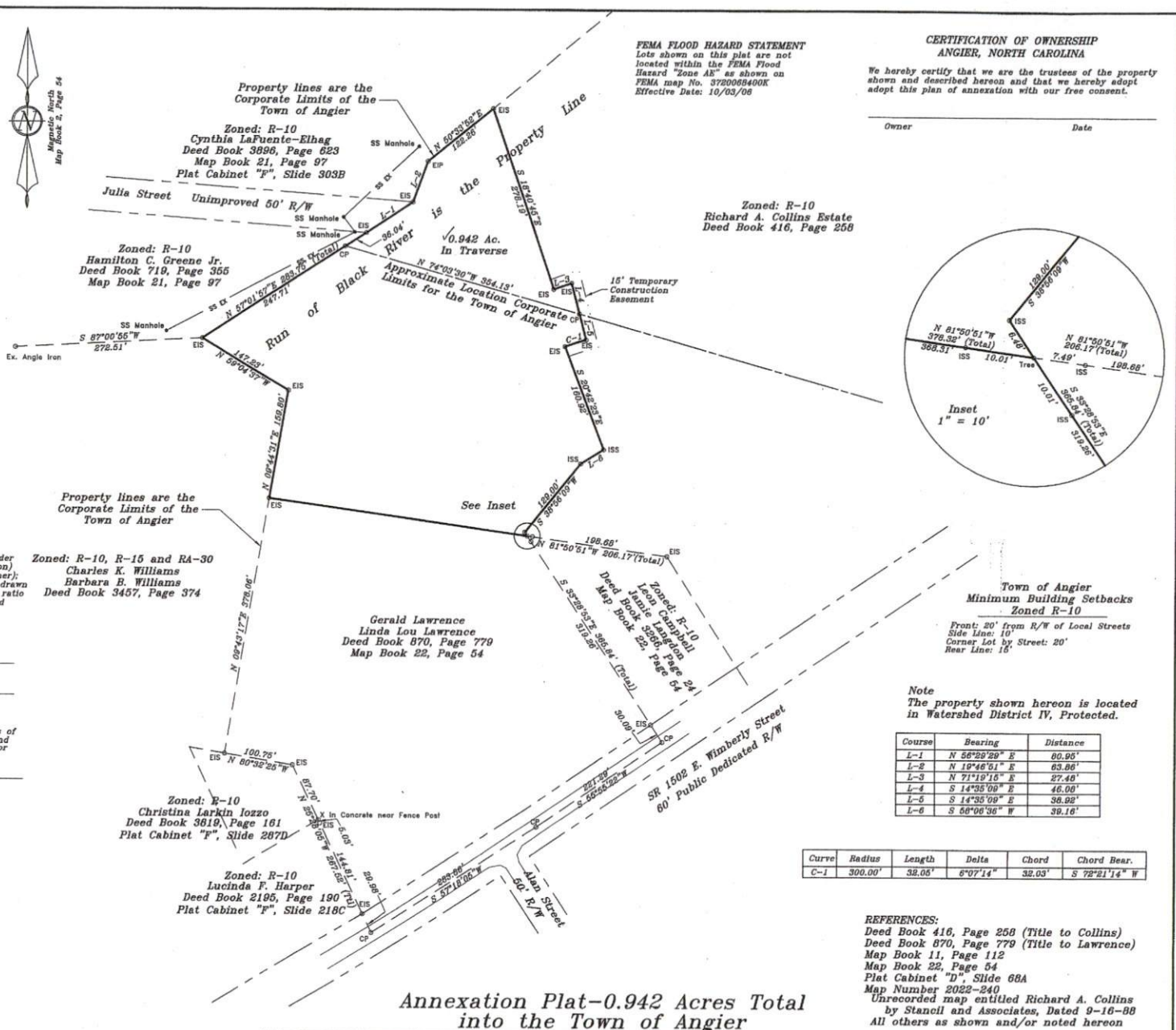
\_\_\_\_\_  
 Town Clerk  
 Date

**Town of Angier Exempt Certificate**

This division of land does not meet the definition of a subdivision as set forth by North Carolina General Statute 160A-370 and is not subject to the subdivision requirements of the Town of Angier's Unified Development Ordinance. The minimum lot requirements for the subject zoning district have been met.

\_\_\_\_\_  
 Subdivision Administrator  
 Date

RECORDED IN HARNETT COUNTY, MAP NUMBER 2022 -



Revisions:		Owned by and Mapped for:		STANCIL & ASSOCIATES, Professional Land Surveyor, P.A. C-0831 98 East Depot Street, P. O. Box 730, Angier, N.C. 27501 Phone: 919-639-2133 Fax: 919-639-2602	
Richard A. Collins Estate		659 East Wimberly Street Angier, NC 27601		TOWNSHIP: BLACK RIVER COUNTY: HARNETT	
STATE: NORTH CAROLINA		PID: 040684 0047 2		DATE: 5-19-2022 SURVEYED BY: SC/TF FIELD BOOK LHR955.cgr	
ZONE: R-10		PIN: 0684-03-0781		SCALE: 1" = 100' DRAWN BY: CA/PAN DRAWING FILE NO. LHR-955A	
50 0 100 Horizontal Scale		CHECKED & CLOSURE BY: ✓		LHR-955A	



MANAGER'S REPORT &  
STAFF REPORTS

*TOWN MANAGER'S REPORT*  
*TOWN BOARD MEETING*  
*September 6, 2022*

Honorable Mayor & Board of Commissioners, please see the following updates and correspondence:

1. Government Finance Officers Association-Award: The Town of Angier received an award for excellence in financial reporting for fiscal year ending June 30, 2021. Congratulations Hans and all of our staff who worked so very hard to accomplish this task.
2. Utility Projects: a. The 500,000 gallon elevated water storage tank project was awarded by the Board and engineering has begun. Angier was awarded \$2.4M from the General Assembly. Engineering will take approximately 4-6 months and construction 12-15 months. b. The water distribution core system replacement project has been advertised for qualifications (RFQs). Submittals will be received in September, Board approval in October. Angier was awarded \$4.2M from the General Assembly.
3. Locally Administered Projects Program (LAPP-Angier Elementary School Sidewalk Project): Staff was unsuccessful in 2021 for this sidewalk project, which is a very competitive application as we compete with all of the municipalities with the Triangle Region. This project is proposed to start at the Angier Elementary School, move east along McIver Street, then south along Wilma Street to Kathryn's Retreat. If approved, the sidewalks will help to connect neighborhoods, residents to the downtown, to churches, and to Jack Marley Park in a safe manner.

*THE END*



GOVERNMENT FINANCE OFFICERS ASSOCIATION  
**NEWS RELEASE**

**FOR IMMEDIATE RELEASE**

8/12/2022

**For more information contact:**  
**Michele Mark Levine, Director/TSC**  
**Phone: (312) 977-9700**  
**Fax: (312) 977-4806**  
**Email: [mlevine@gfoa.org](mailto:mlevine@gfoa.org)**

(Chicago, Illinois)—Government Finance Officers Association of the United States and Canada (GFOA) has awarded the Certificate of Achievement for Excellence in Financial Reporting to **Town of Angier** for its annual comprehensive financial report for the fiscal year ended June 30, 2021. The report has been judged by an impartial panel to meet the high standards of the program, which includes demonstrating a constructive "spirit of full disclosure" to clearly communicate its financial story and motivate potential users and user groups to read the report.

The Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

*Government Finance Officers Association (GFOA) advances excellence in government finance by providing best practices, professional development, resources, and practical research for more than 21,000 members and the communities they serve.*





**Government Finance Officers Association**  
203 North LaSalle Street, Suite 2700  
Chicago, Illinois 60601-1210  
312.977.9700 fax: 312.977.4806

8/12/2022

Gerry Vincent  
Manager  
Town of Angier, North Carolina

Dear Mr. Vincent:

We are pleased to notify you that your annual comprehensive financial report for the fiscal year ended June 30, 2021 qualifies for GFOA's Certificate of Achievement for Excellence in Financial Reporting. The Certificate of Achievement is the highest form of recognition in governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

When a Certificate of Achievement is awarded to a government, an Award of Financial Reporting Achievement (AFRA) is also presented to the individual(s) or department designated by the government as primarily responsible for its having earned the Certificate. This award has been sent to the submitter as designated on the application.

We hope that you will arrange for a formal presentation of the Certificate and Award of Financial Reporting Achievement, and give appropriate publicity to this notable achievement. A sample news release is included to assist with this effort.

We hope that your example will encourage other government officials in their efforts to achieve and maintain an appropriate standard of excellence in financial reporting.

Sincerely,

Michele Mark Levine  
Director, Technical Services

## FFY 2024 LAPP Submittal

**Jurisdiction:** Town of Angier

**Local Contacts:** Sean Johnson, Planning Director [sjohnson@angier.org](mailto:sjohnson@angier.org)

Bill Dreitzler, Town Engineer [bdreitzler@dm2engineering.com](mailto:bdreitzler@dm2engineering.com)

Gerry Vincent, Town Manager [gvincent@angier.org](mailto:gvincent@angier.org)

### Project Name: Angier Elementary School Sidewalk Connection

**Project Description:** Add 5-ft concrete sidewalk and curb & gutter along the South side of E. McIver Street (SR 1500) from the Angier Elementary School property (130 E. McIver Street) East to S. Wilma Street. Install a crosswalk across S. Wilma Street, and then continue the sidewalk and curb & gutter South along the East side of S. Wilma Street to the northern corner of the parcel at Harnett PIN: 0683-07-3454.000. Tie the sidewalk and curb & gutter into the developer proposed sidewalk along the frontage of the Tanglewood 3 subdivision (Harnett PINs: 0683-07-3454.000 & 0683-06-0336.000).

**Sidewalk/Curb & Gutter Proposed:** Approx. 1,115 LF along E. McIver Street, Approx. 775 LF along S. Wilma Street

### Project Goals:

- 1) Add sidewalk along E. McIver St and S. Wilma St to provide pedestrian facilities that offer children a safe, walkable route to the Angier Elementary School, connection to the existing sidewalk network in downtown Angier, and connection to the residential neighborhoods in Southeast Angier.
- 2) Install curb & gutter, drainage infrastructure along E. McIver Street and S. Wilma Street to improve drainage in the area.

### Adopted Plan References:

- 1) This project is a *Safe Routes to School* Project identified by the 2019 CAMPO Southwest Area Study
- 2) A portion of the proposed project was identified by the 2014 Angier Pedestrian Plan
- 3) A portion of the project was identified on the 2016 Harnett County CTP Pedestrian Map
- 4) This project will provide a pedestrian connection, via existing and developer proposed sidewalk, to the *Coats to Angier Rail Trail* identified by the 2021 Harnett County Bike, Ped & Greenway Plan

### **Pre-Submittal Requirements**

1. **Detailed Cost Estimates** – See Attached
2. **Problem Statement:** There is a lack of pedestrian facilities that offer children a safe, walkable route to the Angier Elementary School from the residential neighborhoods in Southeast Angier. Also, there are no pedestrian facilities that offer the residential neighborhoods in Southeast Angier connection to a nearby church as well as the existing sidewalk network in downtown Angier.
3. **Maps/Photos**
  - 2014 Angier Pedestrian Plan Map – Page 4
  - 2016 Harnett County CTP Pedestrian Plan Map – Page 5
  - 2019 CAMPO SWAS Safe Routes to School Maps – Pages 6-7
  - 2021 Harnett County Bike, Ped, Greenway Plan Map – Page 8
  - Aerial GIS Sketch of project area – Page
4. **GIS Aerial Depicting the Project** (Page 3)



## Appendix A – Aerial Overview of Project, Vicinity Map

Proposed Sidewalk = 

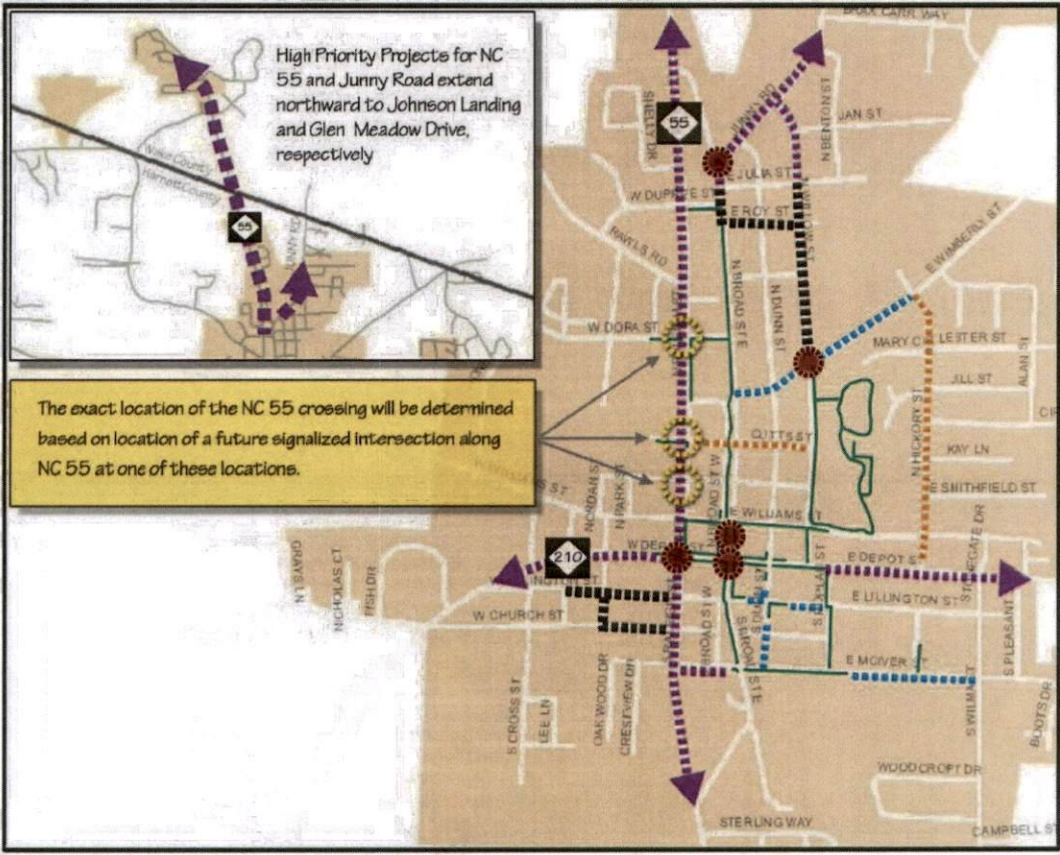
Existing & Developer Proposed Sidewalk = 



# PEDESTRIAN NETWORK

## MAP LEGEND

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



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

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

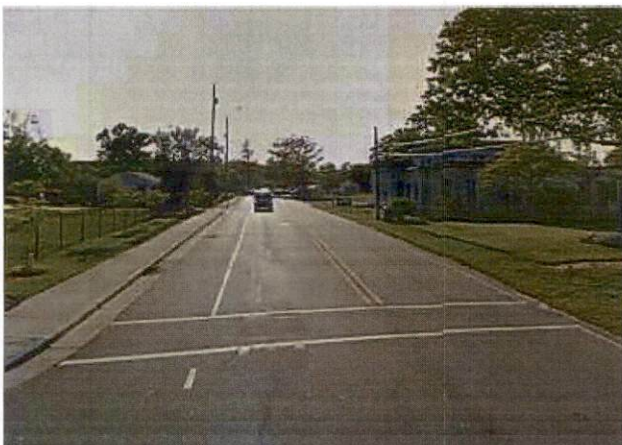
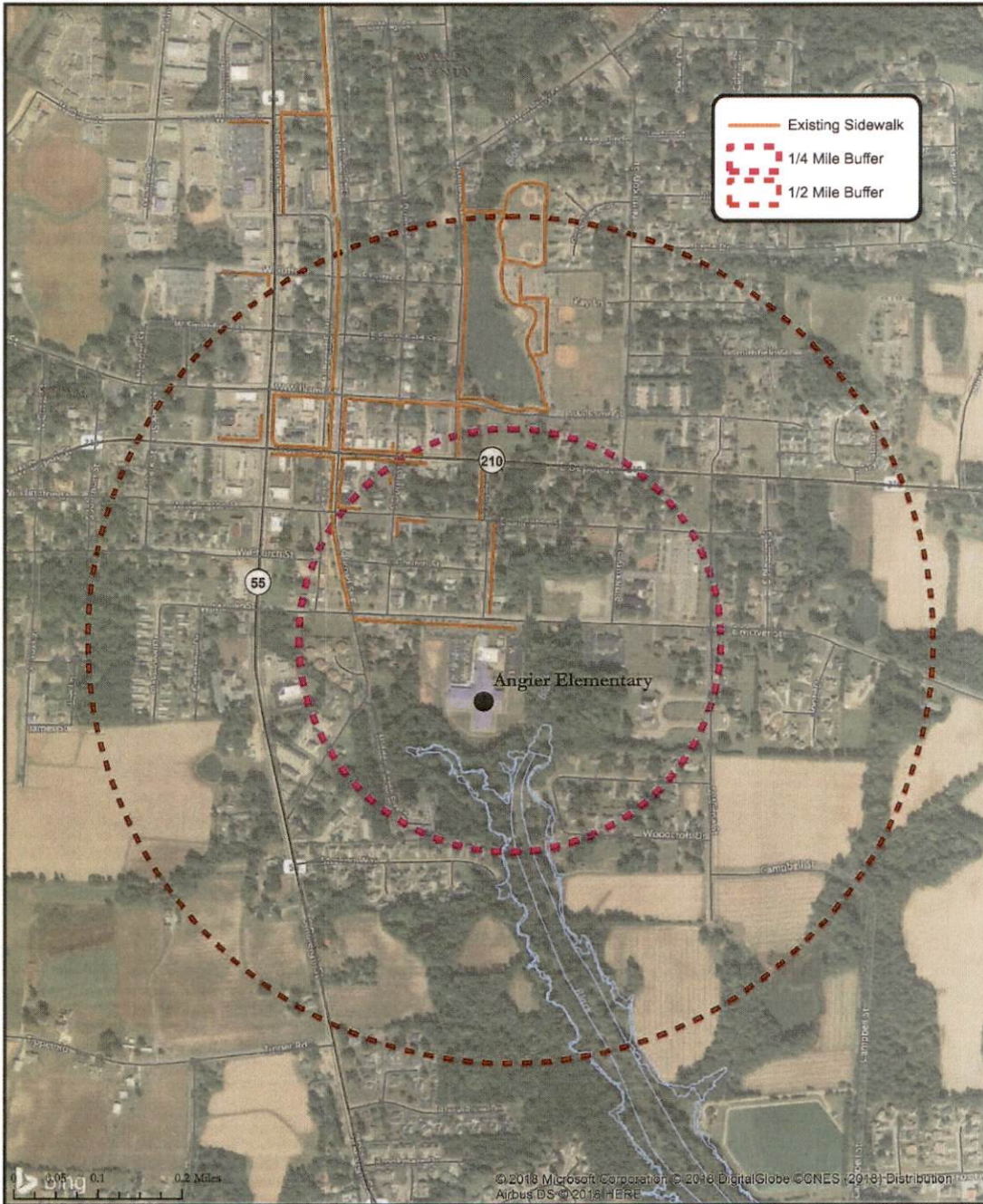




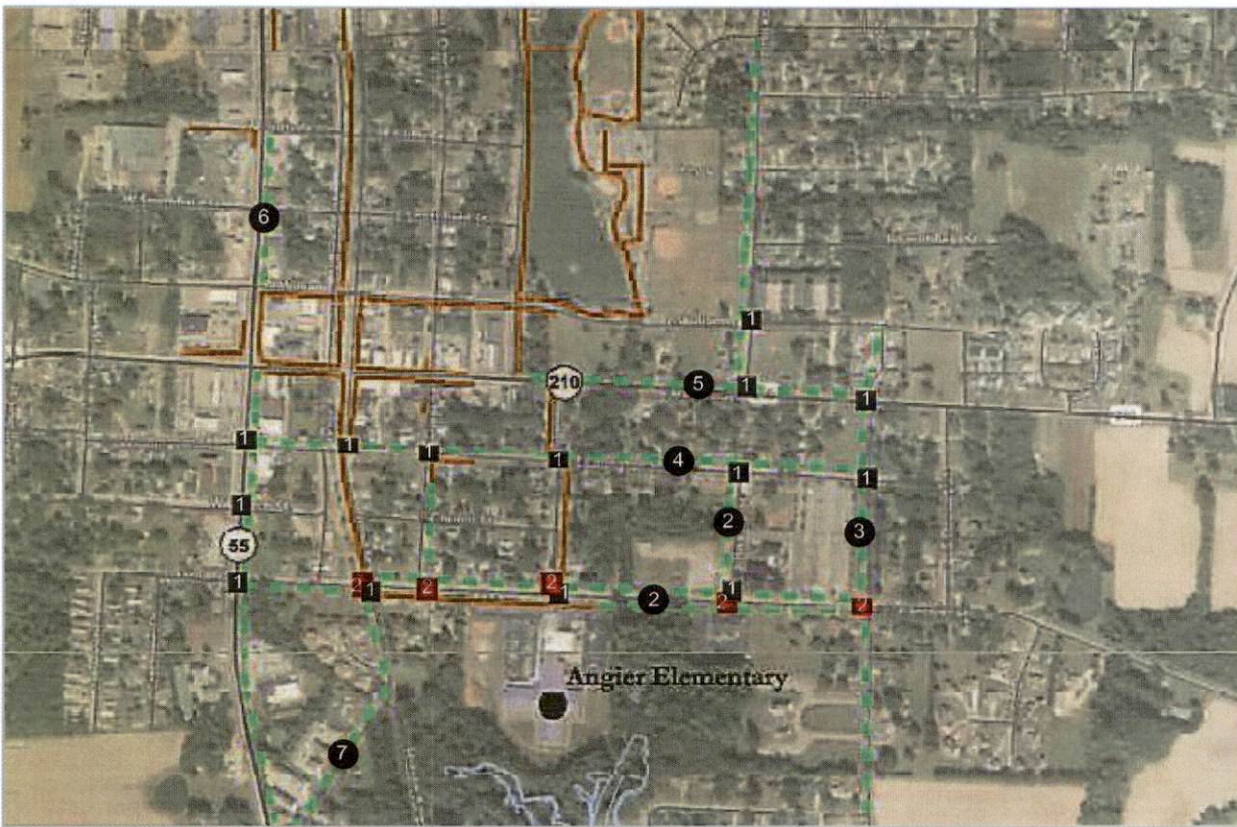




# Safe Routes to School Studies







**Address:** 130 E McIver Street, Angier

**Grade Levels:** K-5

**Current Enrollment:** 457

**Capacity:** 750

**Arrival/Dismissal Times:** 7:55 am/3:10pm

### Identified Concerns

Angier Elementary is just south of the downtown area. The school is bordered by Hwy 55 and 210. A small amount of sidewalks are located within the immediate vicinity of the school. There is also a lack of crosswalk and accessibility ramps at intersections located within 1/4 mile of the school as well as the driveways onto school property. A mid block crossing is present at one entrance of the school. This crossing is a standard transverse crosswalk. A more visible and pronounced crosswalk could attract the attention of drivers when students are crossing. Two pedestrian crashes and one bicycle crash have been reported in the area over the last ten years.

### Summary of Recommendations

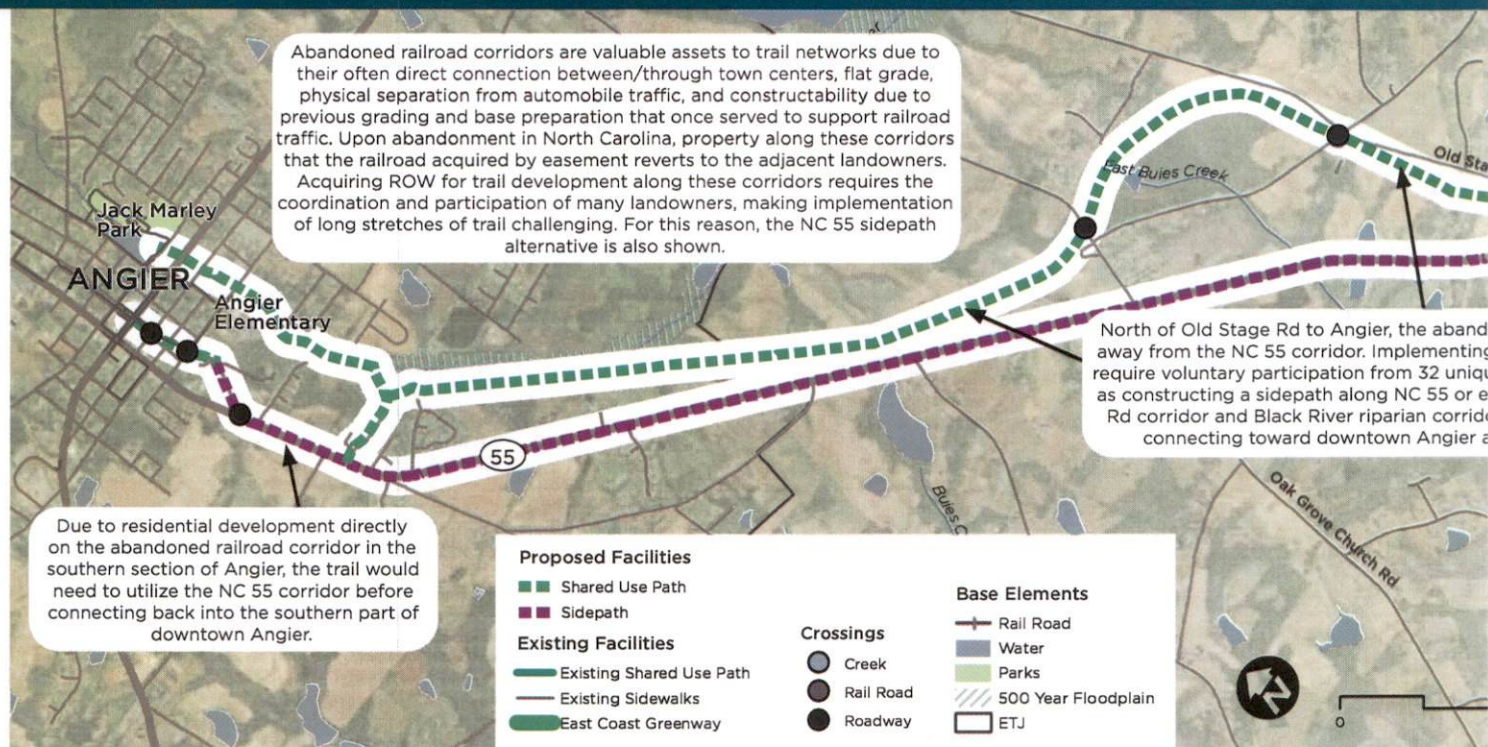
Intersections within 1/4 mile of school should be equipped with compliant accessibility ramps and crosswalks. The crosswalks adjacent to the school site should be furnished with high visibility ladder style crossings. Entrances to school should have marked crossings. Sidewalks are recommended on McIver St where currently lacking, as well as most of the connector streets to the school.

Map ID No.	Recommendation	Cost
1	Crosswalks	\$10,700
2	High visibility crosswalks	\$5,000
3	Sidewalks along Wilma St	\$400,000
4	Sidewalks along Lillington St	\$492,000
5	Sidewalks along Depot St	\$276,000
6	Sidewalks along Hwy 55	\$512,000
7	Sidewalks along Broad St	\$220,000

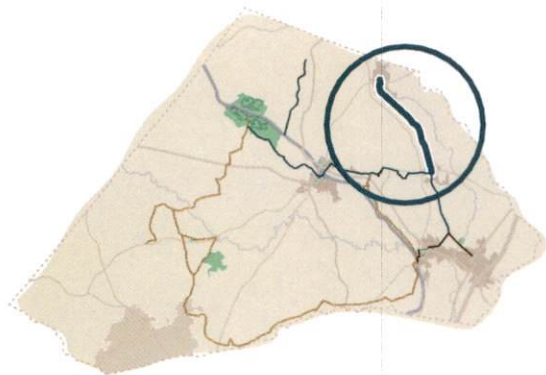




# F Coats to Angier Rail Trail



## Location



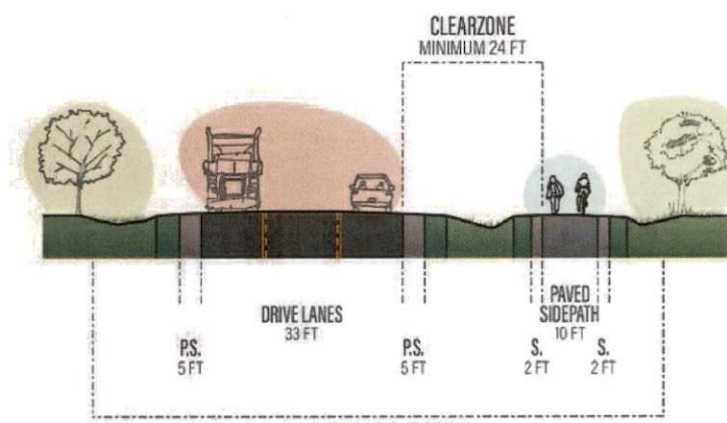
**Total Length:** 8.4 miles

## Implementation Stakeholders:

- » Harnett County
- » Town of Coats
- » Town of Angier
- » NCDOT
- » Mid-Carolina RPO
- » Capital Area MPO
- » Adjacent Landowners

## PROPOSED TRAIL CROSS-SECTIONS

### 3 Lane Road & Sidepath



**NCDOT SIDEPATH CROSS-SECTIONS:**  
See page 38 for additional information related to NCDOT Highway Typical Sections and sidepaths.



# HUMAN RESOURCES



## HR/PAYROLL MONTHLY REPORT

FOR THE MONTH OF:

August 2022

- Processed payroll Regular 8/12/22 \$65,863.37 and 8/26/22 \$62,790.39
- Compiled & Submitted Monthly Retirement Report on 8/26/22 \$33,370.35
- Remitted Federal & State payroll tax on 8/12/22 and 8/26/22
- Invoiced Harnett County SRO Contract for August 2022
- Sent out reminders for annual evaluations
- Advertised for New positions approved in budget
  - Public Works Utilities Maintenance Worker
  - 2 Patrol Officer Positions
- Advertised for Community Development Coordinator Position
- Hired a new Community Development Coordinator that started on 8/22/22
- Processed applications as they were sent in and provided to the departments for review and consideration

# ENGINEERING



# Memo

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

---

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

## **Hwy 210 Sidewalk Extension Project**

Lanier Construction Co., Inc. has mobilized and the project is moving forward. The current project completion date is August 5, 2022. Based on numerous unforeseen delays during construction, staff has requested an updated schedule from the Contractor. We estimate that project to be approximately 30% complete.

### **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 is currently in the survey location phase of design. The current project schedule anticipates a construction LET date in July 2024. Included is an estimated 8-month time frame for ROW acquisition. However, this estimated acquisition time frame may be revised when we know the extend of construction easements, permanent drainage easements and right-of-way that will actually be required. NCDOT has authorized us to advertise an RFQ for the ROW acquisition; however, we are not authorized to execute a contract at this time.

## **Wastewater Inflow/Infiltration Evaluation**

The video inspection work has been completed and Hydrostructures is in the process of evaluating. Once the evaluation is completed, they will provide a Condition Assessment Report/Technical Memorandum. The Report was received on 10-26-2021 and is currently under staff review. The Report has broken down recommended repairs as Priority 5, Priority 4 and Priority 3 as per the NASSCO Rating System. Priority 5 represents locations with sewer lines in the worst condition and needing repairs in the near-term. Priority 4 represents identified sewer lines with severe defects. Priority 3 represents identified sewer lines with moderate defects that will continue to deteriorate if not repaired. The opinion of cost for repairs are:

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

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

#### **Wastewater Collection and Water System Master Plan**

The utility mapping will be updated as new developments are recorded and populated within the Harnett County GIS system. At present, we will be updating the wastewater collection and water distribution system mapping to include a) Southern Acres, b) Kathryn's Retreat and c) Bellewood. **The update is underway. As subsequent developments record final plats and are updated on the Harnett County GIS Site we will update our Utility Master Plans accordingly.**

#### **Construction Standards**

The updated water and sewer standard details are being drafted. The water and sewer details have been completed, reviewed and final comments are being addressed. Staff met for a work session to mark-up Roadway details on January 13, 2022. Upon final mark-up edits, the details will be provided to our drafting consultant. **No change in status since last month.**

#### **Sanitary Sewer Flow Tracking**

Through July 2022 our Average Daily Flow (ADF) to the North Harnett Regional Wastewater Treatment Plant is 0.522 MGD or roughly 51.8% of our 1.008 MGD treatment allocation. We are currently tracking 0.598 MGD in obligated but not yet tributary flows (13 different active developments). Therefore, our ADF + NYT flow is over our permitted capacity by 0.113 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 Contractor has completed installation of the force main for PS #1. All shop drawing submittals have been approved. The contractor is in the process of ordering materials and evaluating delivery dates such that a project schedule can be produced. We are currently estimating that PS#6 will go on-line in March 2023.



### **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**

Staff held a kickoff meeting with MBD Consulting on Thursday, August 25, 2022. The initial phase of design will be a study that will include determining a location for a booster pump station, the elevated water storage tank and determining if any system upgrades will be required based on the selected location for the tank. We anticipate this phase of design to take approximately 6 to 8 weeks.

### **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. The RFQ was advertised on August 22, 2022 and submittals are to be received by September 22, 2022. Staff will review the submittals independently and based on the final ranking select a firm for contract negotiations. We anticipate bringing a recommendation of award to the Board of Commissioners at the November BOC meeting.

### **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. Staff is in the process of preparing an RFQ for this project with an anticipated advertisement date in late September.

### **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. In the current budget, the Town received an additional \$2.85M that will be applied towards the purchase of the additional wastewater treatment capacity. Therefore, the total ARP funds that will be applied to treatment capacity is \$6,143,750.



### **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

Aug-21	16.511	Kathryn's Retreat 51 lots x 360	0.018		
Sep-21	12.574				
Oct-21	12.666	Whetstone Phase 2 34 lots X 225	0.007		
Nov-21	12.418				
Dec-21	16.223	Andrews Landing TH 9 units x 360	0.003	Caitlin Meadows (171)	0.061
Jan-22	22.082				
Feb-22	16.059	Honeycutt Oaks 254 lots x 360	0.091	Sherri Downs (250)	0.090
Mar-22	22.291				
Apr-22	19.737	Lynn Ridge 73 lots x 360	0.026	White Oak Crossing (342)	0.123
May-22	15.496				
Jun-22	12.207	Coble Farms West 170 lots x 360	0.061	Tanglewood 3 (68 )	0.024
Jul-22	12.409				
	190.673	Neill's Pointe 202 lots x 360	0.073	Myrtle Manor PUD (126)	0.045
<b>ADF</b>	<b>0.522</b>				
		Highland Ridge 256 lots x 480	0.123	<b>Subtotal</b>	<b>0.343</b>
		Spring Village 259 lots x 360 15 lots x 480	0.1		
		Cotswold PUD 111 units x 360	0.04		
		Kennebec Crossing 83 lots x 360	0.03		
		Tanglewood 32 lots x 360	0.012		
		Williams Street Place 39 lots x 360	0.014		
		<b>Subtotal</b>	<b>0.598</b>		

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

ADF + NYT	1.121	%	1.112
Add in Land Application		%	0.928
ADF + NYT + Identified	1.464	%	1.452
Add in Land Application		%	1.213

LAST UPDATE: 8-31-2022

# PARKS & RECREATION



**MONTHLY REPORT**  
**ANGIER PARKS & RECREATION**  
**August 30, 2022**

- Fall sports registration has finished. This fall Angier Parks and Rec. is offering Soccer for boys and girls ages 3-13, Flag Football ages 6-8, Pee Wee Football ages 8-10, Midget Football ages 11-13, Cheerleading ages 4-13, T-Ball ages 3-5, Coach Pitch Baseball ages 6-8, Kid Pitch Baseball ages 9-12, Softball ages 9-12. We have more than 750 participants in our fall sports program this season. This is another record number of participants for our program. Practices have begun for all teams in all age groups with games beginning in about 2-3 weeks and will continue through early November.
- Angier Parks and Rec. used the Tyler Parks and Rec. software for registration for the fall and for the most part it worked pretty well with only a few minor issues that myself, Austin, Hans and Harnett County IT Department were able to solve quickly. We feel like moving forward this new software will be much more productive and efficient when we are registering participants.
- We have contracted Carolina Recreation & Design LLC to install our new playground at the north playground area by the skate park. There is a simulated drawing attached. They have told us playground should be completed in approximately 10 weeks.
- Construction has begun of the new siding for the Parks and Recreation Office. That work should be completed by mid-September.
- We are getting new turf installed in both of our batting cages by field 3. That construction should be completed within the next week or so.
- Wanted to provide an update on the pond at Jack Marley Park. With the dry weather and the pond level being very low we started to see some algae growth in the pond. So, Triangle Pond Management has been treating the pond with some chemicals to help control the algae spread and growth. It does look similar to antifreeze in a vehicle but it is treatment for algae.
- We are still waiting for the 15 medium football helmets that have been on back order for almost 3 months. We now have a tracking number and it says they have been shipped and should arrive any day now.
- We met with Walt from IT and David from the Delta Communications security camera installation company) and it was a consensus that we set up a meeting with Spectrum to get a quote to provide hard wire internet access to Children's Park restrooms building and to Sports Equipment building to get the security cameras working throughout the park.
- RLT Construction donated approximately (30) 50lb. bags of white marking lime to Angier Parks and Rec.

**Carolina Recreation and Design LLC**

344 Rolling Hills Road  
 Suite 201  
 Mooresville, NC 28117  
 Ph: 704-664-1833/Fax: 704-664-1163

**Quotation**

# 2022-2072

Date	Terms
8/12/2022	40% Depo 30% Ship 30% Complete

Bill to:		Ship to:		
Town of Angier Parks & Rec ATTN: Austin Yarbrough 249 State Rd 1441 Angier, NC 27501		Jack Marley Park ATTN: Austin Yarbrough 249 State Rd 1441 Angier, NC 27501		
Customer Phone	919-639-6567	Customer Email	austinyarbrough@angier.org	
Item	Description	Qty	Price Each	Total price
Labor	Remove existing equipment & surfacing. Haul Away Spoils	1.00	3,810.00	3,810.00
HENDERSON	B309071R0 Playfit	1.00	46,003.66	46,003.66T
HENDERSON	Lucky Clover	1.00	1,234.45	1,234.45T
HENDERSON	Swirly Spinner	2.00	1,771.625	3,543.25T
Freight	Freight to Angier, NC	1.00	2,760.00	2,760.00T
Labor	Installation includes the following: - Unloading Equipment/Materials from Truck - Installation of playground equipment - Equipment Rentals - Clean up of Jobsite - Clean up of equipment; including touch up of any scrapes or scuffs etc.	1.00	15,508.23	15,508.23
APS	12" APS Playground Border with Surfacing Guide	62.00	29.21	1,811.02T
APS	(US pat D716,113) and 1 spike			
Freight	1/2 ADA Ramp	1.00	349.25	349.25T
Freight	Freight	1.00	690.00	690.00T
Labor	Installation of borders and ramp	1.00	819.15	819.15
Mulch	EWf Mulch	149.00	16.59893	2,473.24T
Freight	Delivery of mulch	2.00	672.75	1,345.50T
Labor	Installation of mulch	149.00	12.70	1,892.30
	Price Includes (8) 8' swing chains & hardware (excludes post clamps)			0.00
	Price Includes 4 Swing belts			0.00

**NOTES:**

- Prices are firm for 45 days from above date.
- Any licenses required by a municipality are not included in contract price unless otherwise noted, and will result in an additional cost.
- Installation does not include excavation, site grading, drainage, landscape repairs, reseeding or anything not specifically shown as included.
- Customer is to provide a dumpster and site security after delivery.
- Permits to be supplied by purchaser unless noted above. CRD can supply permits at additional cost.
- Customer shall be responsible for all unknown conditions such as buried utilities (public & private), tree stumps, rock, or any concealed materials or conditions that may result in additional labor or materials cost. Customer will be billed hourly or per job for any additional costs.
- Any additions to the work scope that is added after initial contract date, will require a signed change order.
- Concrete slabs and sidewalks are not included unless noted.

Subtotal:	\$82,240.05
Sales Tax: (7.0%)	\$4,214.72
<b>Total:</b>	<b>\$86,454.77</b>

*Thank you for this opportunity!*

Signature of Acceptance \_\_\_\_\_





**Henderson®**  
Providing Playground Fun

Model No. B309070R1



**Colors:**

Posts: Iron  
Accent: Silver and Purple  
Roto-Plastic: Purple  
HDPE Plastic: Purple / White

**JACK MARLEY PARK - NORTH  
PLAYGROUND**

Brought to you by your local representative:

**Carolina**  
Recreation & Design

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**Henderson®**  
Providing Playground Fun

Model No. B309070R1



#### Colors:

Posts: Iron  
Accent: Silver and Purple  
Roto-Plastic: Purple  
HDPE Plastic: Purple / White

**JACK MARLEY PARK - NORTH  
PLAYGROUND**

Brought to you by your local representative:

**Carolina**  
Recreation & Design

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**Henderson®**  
Providing Playground Fun

Model No. B309070R1



#### Colors:

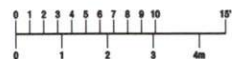
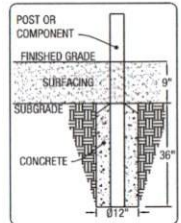
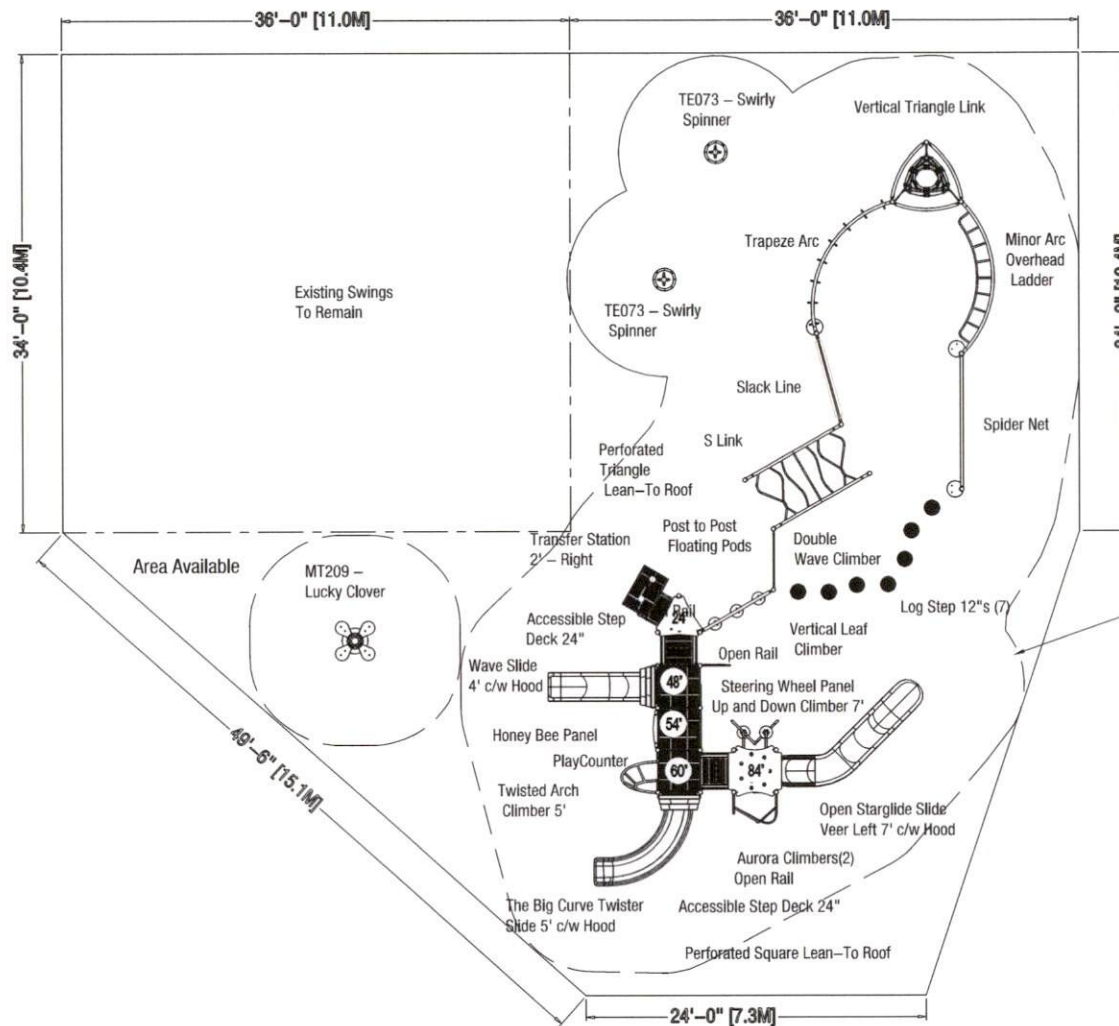
Posts: Iron  
Accent: Silver and Purple  
Roto-Plastic: Purple  
HDPE Plastic: Purple / White

**JACK MARLEY PARK - NORTH  
PLAYGROUND**

Brought to you by your local representative:

**Carolina**  
Recreation & Design

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Recommended  
Protective  
Surface Zone

ADA Accessibility Guideline				
ELEVATED	ACCESSIBLE	RAMP ACCESSIBLE	GROUND	TYPES
10	10/5	0	13/3	8/3

## Model No. B309070R1

Carolina Recreation & Design  
Jack Marly Park – North Playground

Henderson Recreation Equipment Ltd.  
PO Box 68, 11 Gilbertson Drive  
Simcoe, ON, Canada, N3Y 4K8  
T. 1.800.265.5462  
F. 519.426.9380  
www.hendersonplay.ca

Salesperson | A.C.  
Drawn By | R.H.  
Date Drawn | March 1, 2022  
Revised By | R.H.  
Revision Date | August 11, 2022

Product Line | Playsteel FIT  
Standard Compliance | ASTM F 1487, CPSC  
Best User Age | 5 to 12 yrs.  
Protective Surfacing Type | Poured Rubber  
Accessibility | ADA Compliant  
Number of Children | 62  
Fall Height | 9'

Border Area | 4,026 sq/ft  
Border Perimeter | 249'  
Installation Type | Inground

**WARNING:** All play equipment shall have a protective surfacing zone that consists of an obstacle-free soft resilient surfacing, as specified for each type of equipment and at depths to meet the critical fall heights as specified by the CAN/CSA Z814, ASTM F1487 and the U.S. Consumer Product Safety Commission.



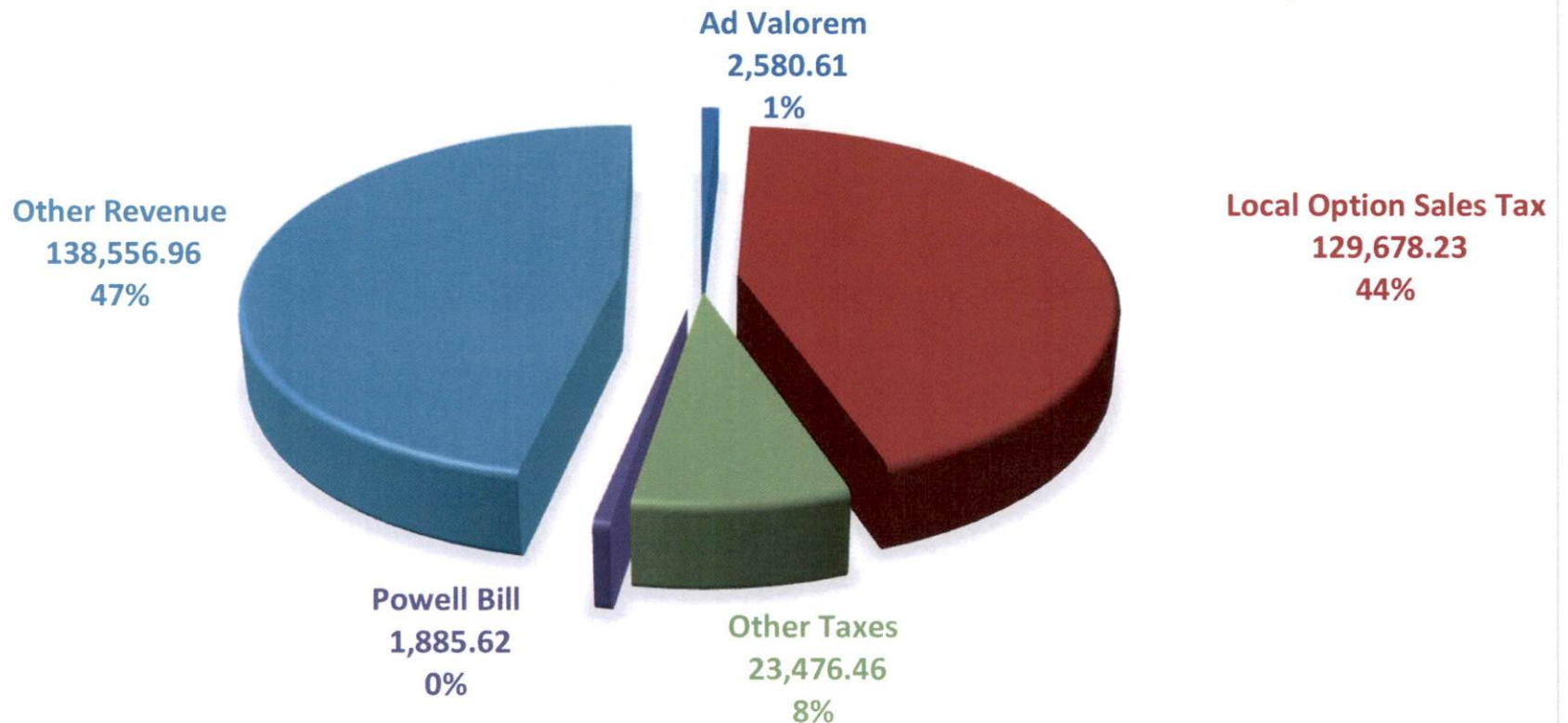
# FINANCE



# *Town of Angier*

## September 2022 Financial Report

### GENERAL FUND REVENUE (INCLUDING POWELL BILL)





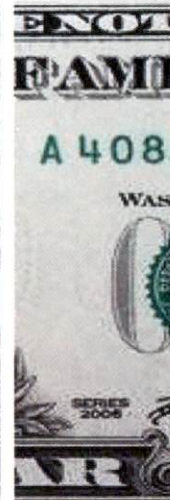
## General Fund Departments



Administration  
0.287



Police  
0.299



Streets &  
Sanitation  
0.076



Library  
0.033



Planning &  
Inspections  
0.110

Parks &  
Recreation  
0.042

Depot  
0.000

Inter-Fund  
Transfers...

Principle  
0.119

## Your Tax Dollar at Work

Cents to the Dollar



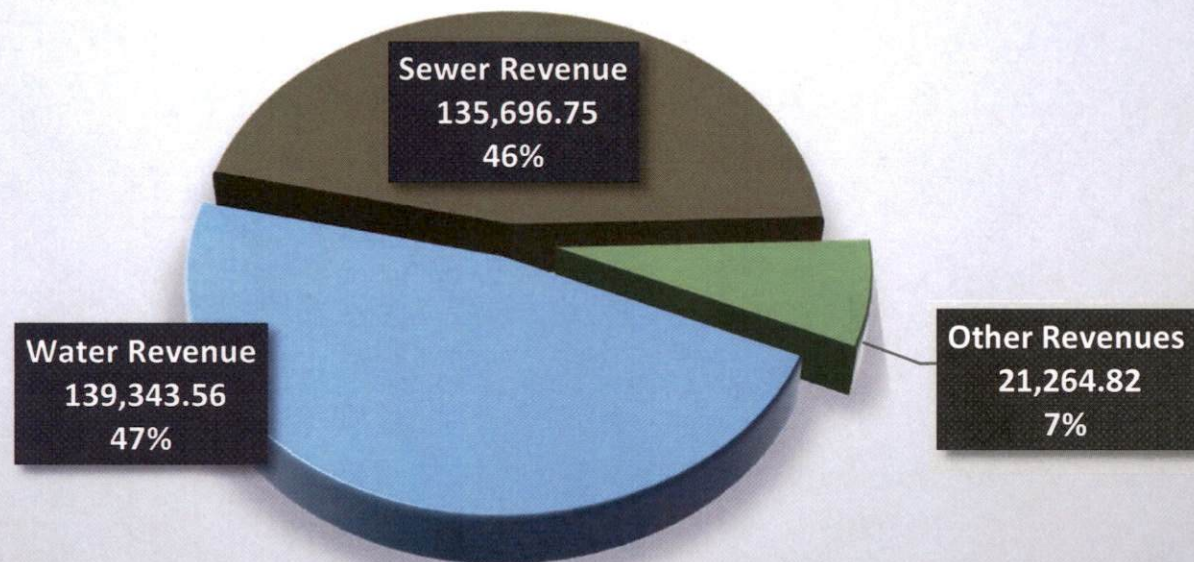


## General Fund Departmental % Spent Relative to Month within Fiscal Year 2022





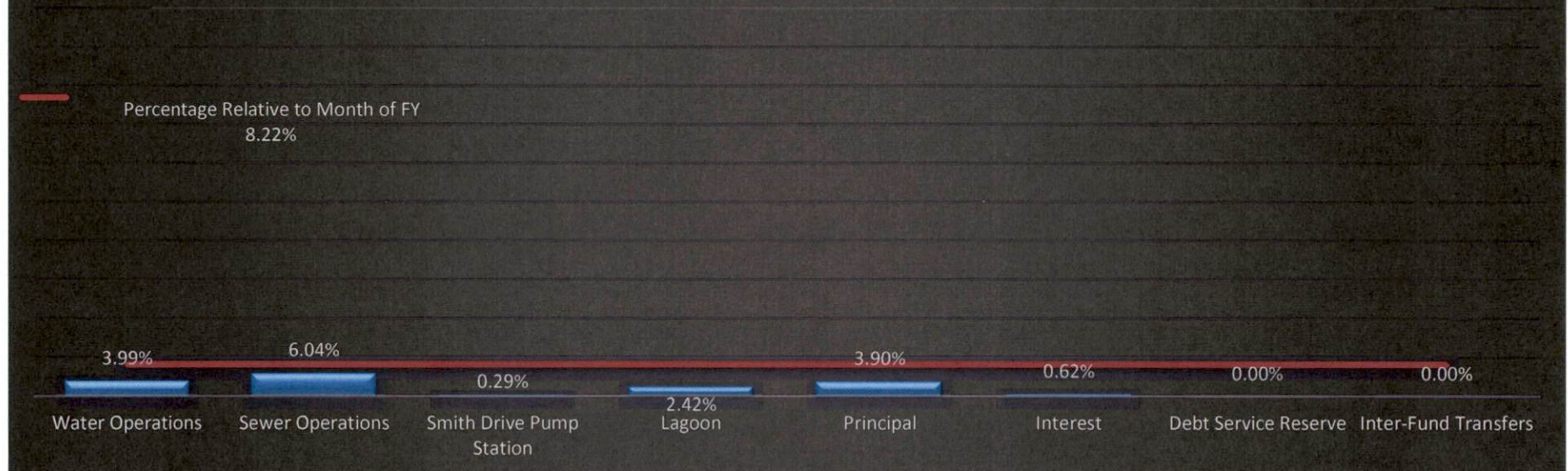
## Water & Sewer Fund Revenue







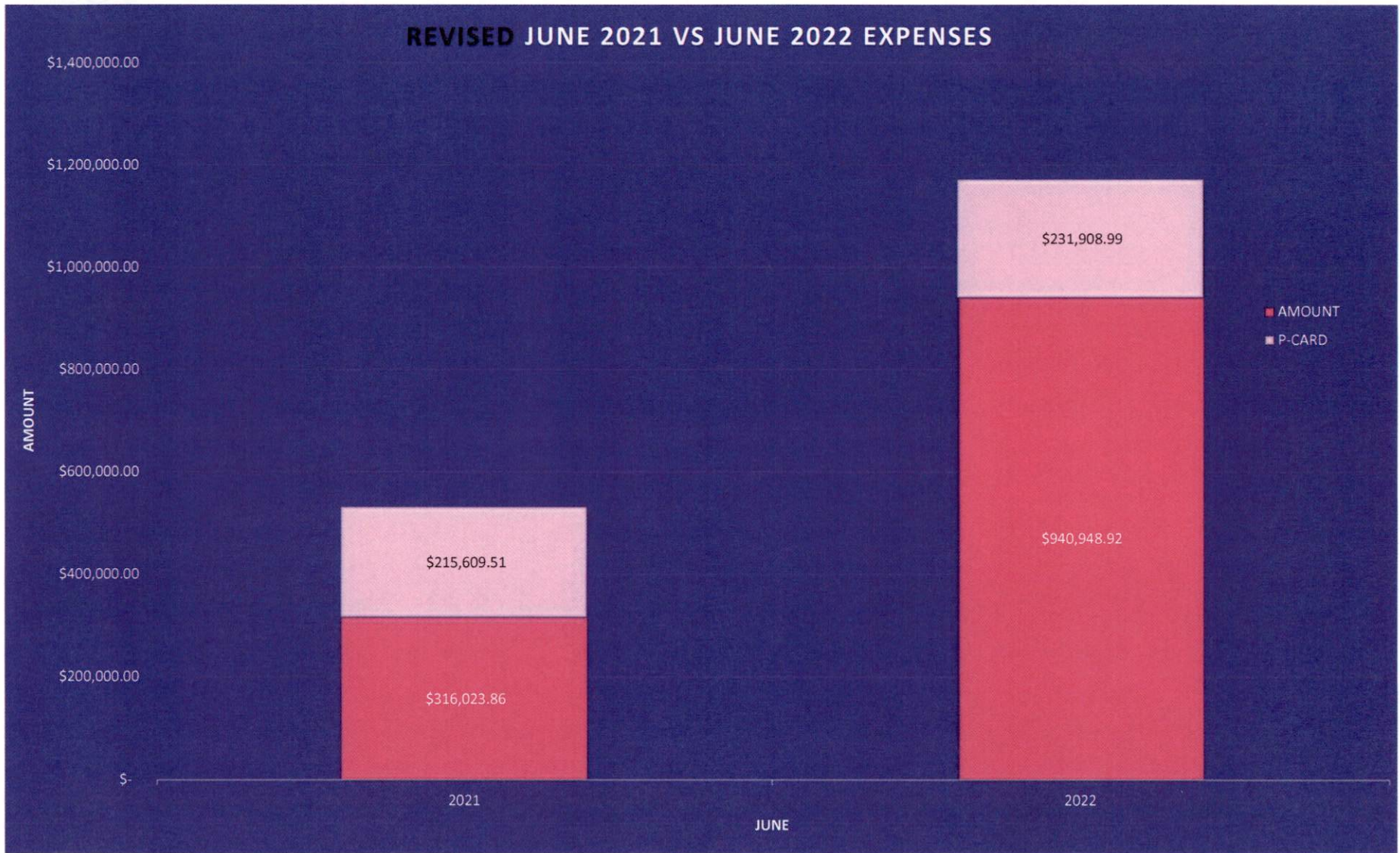
## Water & Sewer Departmental % Spent Relative to Month within Fiscal Year 2022







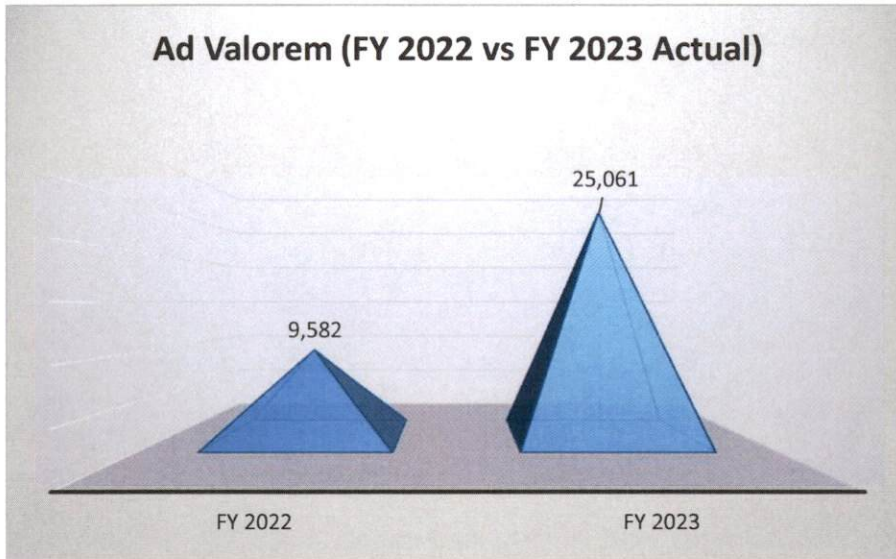
SALES AND USE TAX ANALYSIS FY's 2015-2023									
	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
JULY	\$ 45,037.32	\$ 50,244.39	\$ 56,084.29	\$ 66,869.58	\$ 65,195.40	\$ 77,370.47	\$ 73,777.08	\$ 99,205.03	\$ 129,678.23
AUGUST	\$ 45,670.51	\$ 49,930.99	\$ 55,557.40	\$ 61,087.65	\$ 72,533.17	\$ 76,455.85	\$ 83,580.63	\$ 104,823.15	\$ 124,473.97
SEPT	\$ 52,446.12	\$ 55,797.12	\$ 67,886.26	\$ 66,601.23	\$ 73,538.08	\$ 82,101.99	\$ 95,415.88	\$ 114,026.62	
OCT	\$ 43,269.18	\$ 53,165.24	\$ 52,701.25	\$ 61,370.24	\$ 58,542.31	\$ 76,940.98	\$ 90,420.40	\$ 105,684.08	
NOV	\$ 50,359.42	\$ 43,719.03	\$ 60,488.28	\$ 65,335.23	\$ 66,991.57	\$ 76,243.84	\$ 84,738.69	\$ 106,173.65	
DEC	\$ 39,041.39	\$ 51,358.88	\$ 62,670.74	\$ 67,374.14	\$ 69,018.88	\$ 76,768.83	\$ 82,731.52	\$ 115,478.70	
JAN	\$ 49,563.38	\$ 48,985.49	\$ 60,488.28	\$ 59,520.04	\$ 71,875.13	\$ 79,174.71	\$ 85,773.42	\$ 117,637.65	
FEB	\$ 46,618.33	\$ 50,354.19	\$ 64,688.65	\$ 68,248.48	\$ 75,991.44	\$ 78,426.77	\$ 91,131.96	\$ 120,791.01	
MARCH	\$ 58,298.98	\$ 60,691.74	\$ 73,243.06	\$ 75,235.74	\$ 80,537.79	\$ 83,543.99	\$ 102,935.98	\$ 130,563.39	
APRIL	\$ 44,937.03	\$ 44,835.77	\$ 53,970.97	\$ 57,544.30	\$ 65,539.52	\$ 67,996.27	\$ 90,251.80	\$ 105,285.71	
MAY	\$ 42,622.56	\$ 47,875.96	\$ 60,008.79	\$ 58,211.82	\$ 64,390.11	\$ 68,856.81	\$ 71,307.59	\$ 102,743.53	
JUNE	\$ 47,167.89	\$ 57,925.24	\$ 70,884.97	\$ 71,628.50	\$ 82,125.20	\$ 79,460.71	\$ 105,550.51	\$ 130,776.42	
TOTAL	\$ 565,032.11	\$ 614,884.04	\$ 738,672.94	\$ 779,026.95	\$ 846,278.60	\$ 923,341.22	\$ 1,057,615.46	\$ 1,353,188.94	\$ 254,152.20
Increase/(Decrease)									
Previous									
FY	\$ 40,092.89	\$ 49,851.93	\$ 123,788.90	\$ 40,354.01	\$ 67,251.65	\$ 77,062.62	\$ 134,274.24	\$ 270,347.57	\$ 50,124.02
% Growth	7.64%	8.82%	20.13%	5.46%	8.63%	9.11%	14.54%	27.95%	24.57%



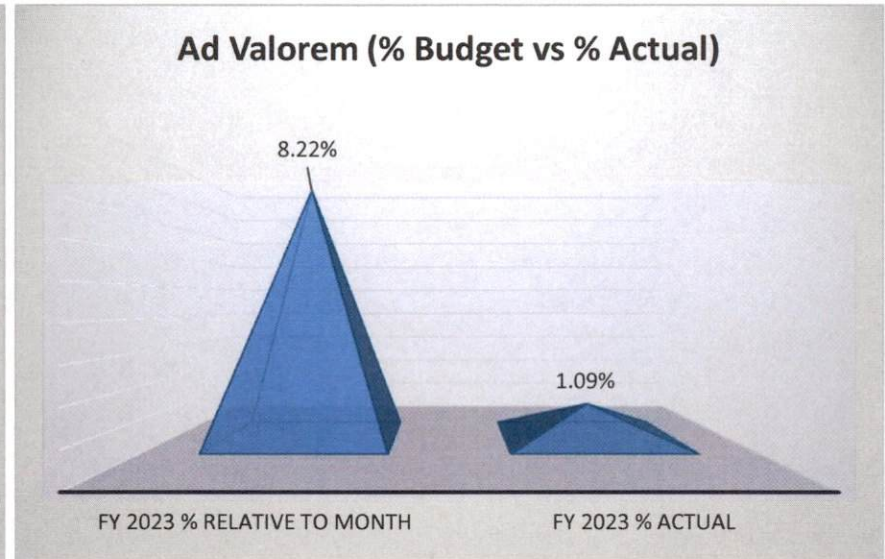




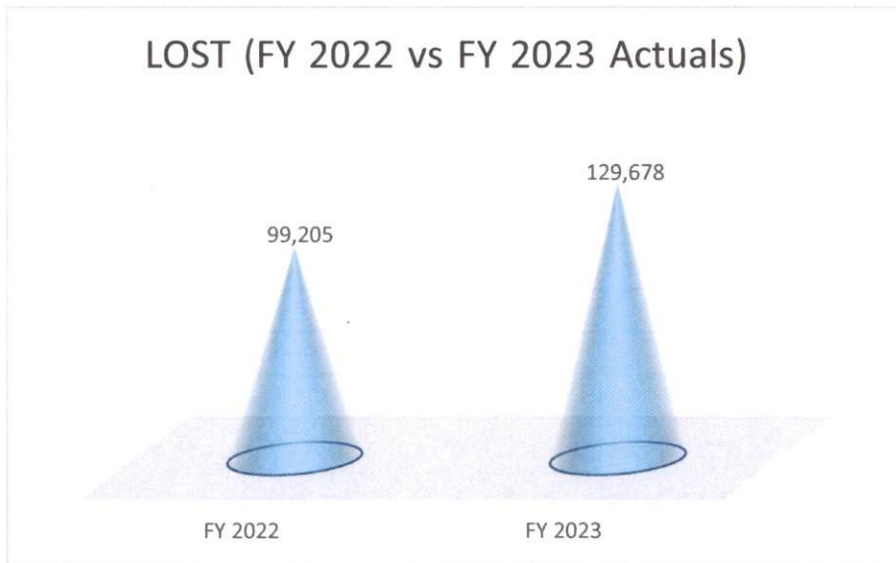
**Ad Valorem (FY 2022 vs FY 2023 Actual)**



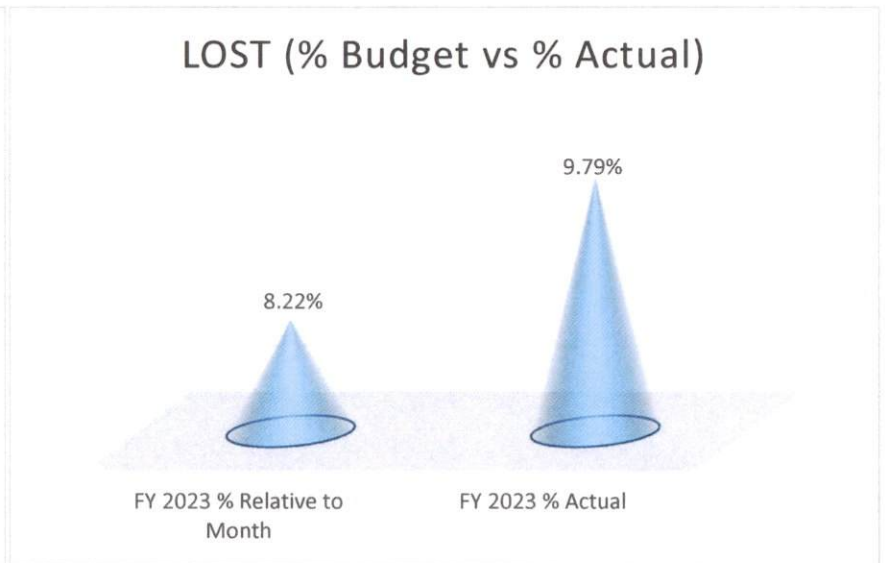
**Ad Valorem (% Budget vs % Actual)**



**LOST (FY 2022 vs FY 2023 Actuals)**



**LOST (% Budget vs % Actual)**







### BUILDING PERMITS (FY 2022 VS FY 2023 ACTUALS)

FY 2023

12,000

FY 2022

21,798

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

FY 2023 % ACTUAL

6.00%

FY 2023 % RELATIVE TO MONTH

8.22%

### PLANNING FEES & PERMITS (FY 2022 VS FY 2023 ACTUALS)

FY 2023

8,815

FY 2022

3,901

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

FY 2023 % Actual

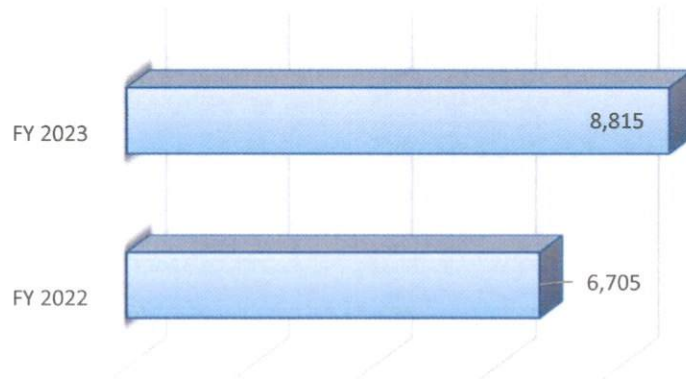
41.98%

FY 2023 % Relative to Month

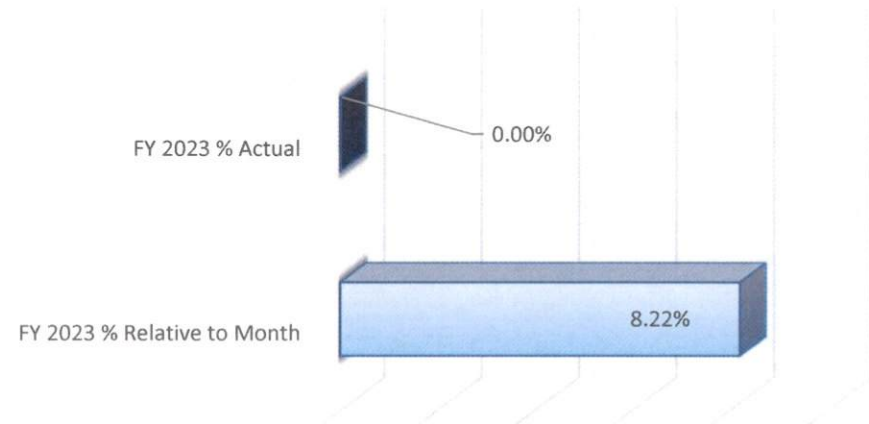
8.22%



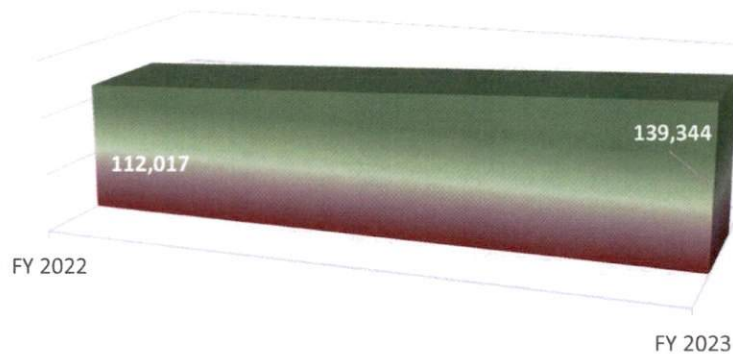
Code Enforcement (FY 2022 vs FY 2023 Actuals)



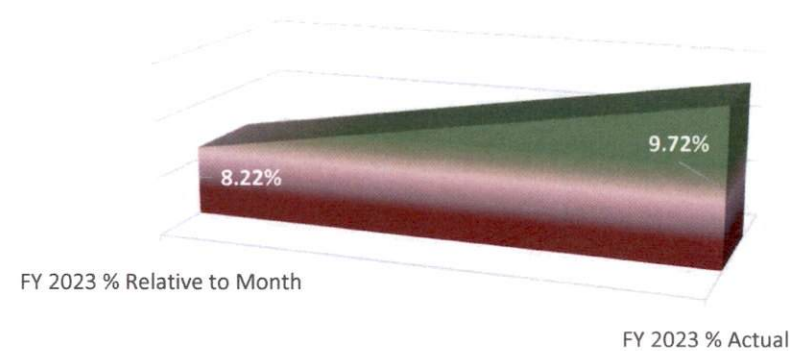
Code Enforcement (% Budget vs % Actual)



Water Sales (FY 2022 vs FY 2023 Actuals)

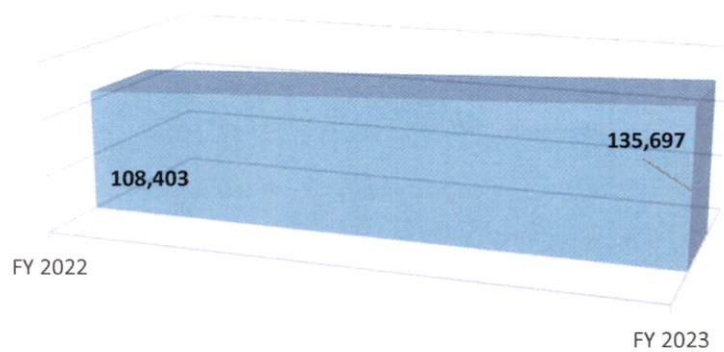


Water Sales (% Budget vs % Actual)

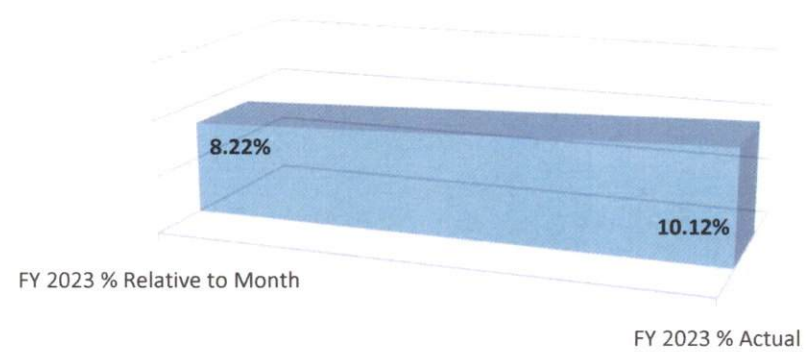




Sewer Sales (FY 2022 vs FY 2023 Actuals)



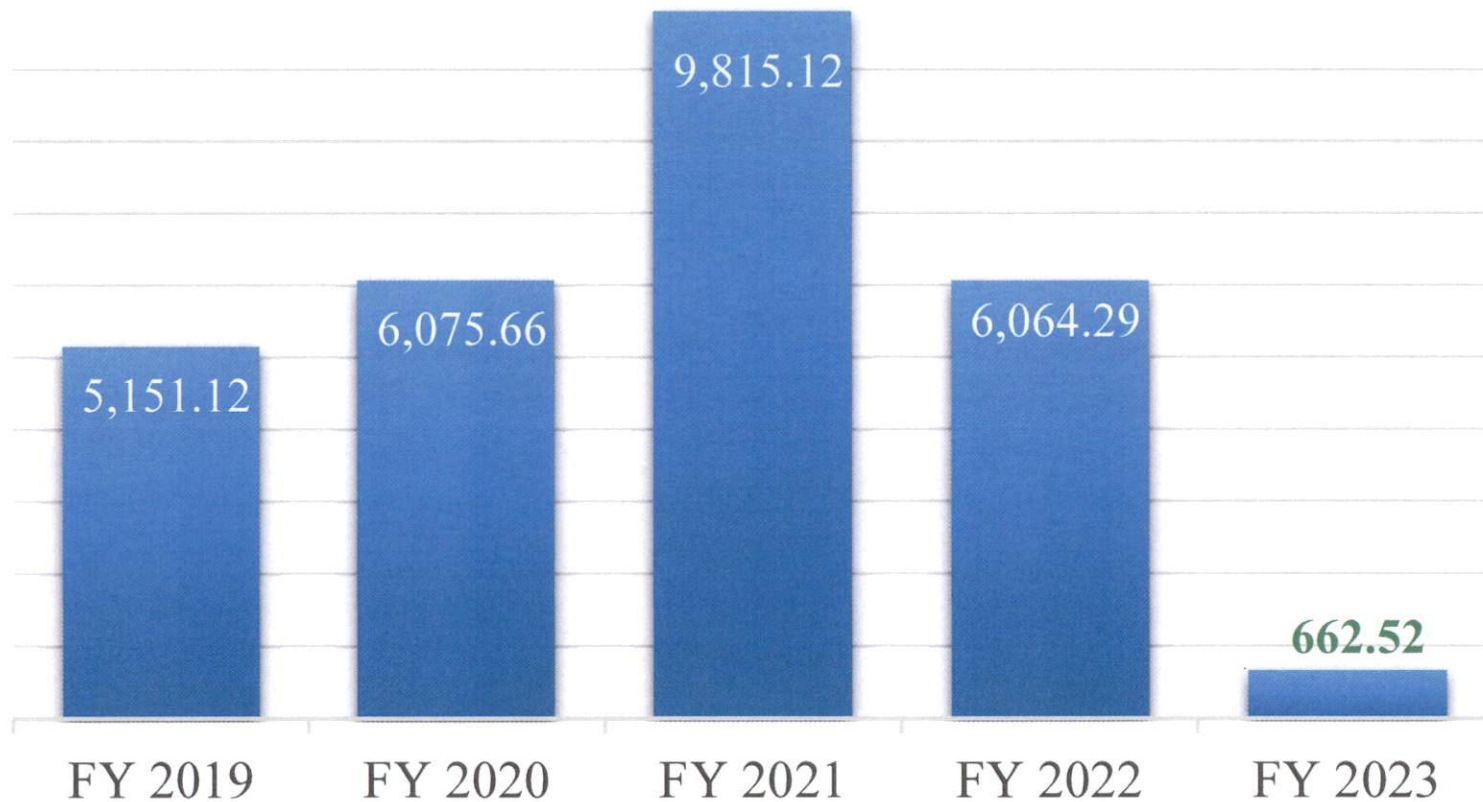
Sewer Sales (% Budget vs % Actual)







## (Recovered Utility Delinquencies)





FY 2021 - 2022				FY 2022 - 2023			Profit/Loss		
	Late Fees/ Reconnection fees	Activation Fees	NSF fees	Late Fees/ Reconnection fees	Activation Fees	NSF fees	Late/ Reconnectio n Fees	Activation fees	NSF fees
July	\$ 8,820.00	\$ 2,520.00	\$ 100.00	\$ 8,230.00	\$ 3,500.00	\$ 75.00	\$ (590.00)	\$ 980.00	\$ (25.00)
August	\$ 9,240.00	\$ 3,400.00	\$ 100.00				\$ -	\$ -	\$ -
September	\$ 7,809.60	\$ 2,650.00	\$ 125.00				\$ -	\$ -	\$ -
October	\$ 6,850.00	\$ 2,050.00	\$ 50.00				\$ -	\$ -	\$ -
November	\$ 9,720.00	\$ 2,250.00	\$ 75.00				\$ -	\$ -	\$ -
December	\$ 11,980.00	\$ 3,300.00	\$ 125.00				\$ -	\$ -	\$ -
January	\$ 15,940.00	\$ 2,907.00	\$ 50.00				\$ -	\$ -	\$ -
February	\$ 10,190.00	\$ 3,800.00	\$ 675.00				\$ -	\$ -	\$ -
March	\$ 9,460.00	\$ 4,643.00	\$ 75.00				\$ -	\$ -	\$ -
April	\$ 8,250.00	\$ 4,450.00	\$ 150.00				\$ -	\$ -	\$ -
May	\$ 8,076.00	\$ 4,250.00	\$ 75.00				\$ -	\$ -	\$ -
June	\$ 5,003.00	\$ 4,900.00	\$ -				\$ -	\$ -	\$ -
Subtotal:	\$ 111,338.60	\$ 41,120.00	\$ 1,600.00	\$ 8,230.00	\$ 3,500.00	\$ 75.00	\$ (590.00)	\$ 980.00	\$ (25.00)



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

General Fund				
	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
Ad Valorem Taxes	3,071,850	2,580.61	(3,069,269.39)	0.08%
Motor Vehicle Tax	286,568	22,480.08	(264,087.92)	7.84%
Local Option Sales Tax	1,325,000	129,678.23	(1,195,321.77)	9.79%
Other Taxes	407,500	996.38	(406,503.62)	0.24%
Restricted Intergovernmental	100,849	32,587.87	(68,261.13)	32.31%
Permits and Fees	619,885	54,496.10	(565,388.90)	8.79%
Recreation Department Fees	77,254	38,002.00	(39,252.00)	49.19%
Investment Earnings	3,000	3,230.10	230.10	107.67%
Other General Revenues	23,500	10,240.89	(13,259.11)	43.58%
Fund Balance Appropriated	679,774	-	(679,774.00)	0.00%
<b>Total Revenues</b>	<b>6,595,180</b>	<b>294,292.26</b>	<b>(6,300,887.74)</b>	<b>4.46%</b>
<b>Expenditures:</b>				
	<b>Budget</b>	<b>YTD</b>	<b>Variance</b>	<b>Percentage</b>
Governing Body	72,762	6,283.57	66,478.43	8.64%
Administration	587,439	180,112.31	407,326.69	30.66%
Finance	341,674	22,501.90	319,172.10	6.59%
Police Department	1,945,782	187,651.20	1,758,130.80	9.64%
Planning & Inspections Department	874,467	68,820.44	805,646.56	7.87%
Streets & Sanitation Department	867,200	47,452.81	819,747.19	5.47%
Parks & Recreation Department	478,073	26,147.82	451,925.18	5.47%
Library Department	188,757	20,561.18	168,195.82	10.89%
Depot	21,000	197.59	20,802.41	0.94%
Debt Service Obligations:				
Interest	5,738.00	1,065.15	4,672.85	18.56%
Principle	116,488.00	94,570.30	21,917.70	81.18%
Inter-Fund Transfers	1,095,800.00	-	1,095,800.00	0.00%
<b>Total Expenditures</b>	<b>6,595,180</b>	<b>649,080.70</b>	<b>5,946,099.30</b>	<b>9.84%</b>
Revenues over Expenditures (Spread) ----->		<b>(354,788.44)</b>		





## Statement of Revenues & Expenditures (as of July 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%
Harnett County Board of Education	-	15.96	15.96	0.00%
<b>Total Revenues</b>	<b>14,907</b>	<b>15.96</b>	<b>(14,891.04)</b>	<b>0.11%</b>
<b>Expenditures:</b>	<b>Budget</b>	<b>YTD</b>	<b>Variance</b>	<b>Percentage</b>
Construction	14,907	-	14,907.00	0.00%
<b>Total Expenditures</b>	<b>14,907</b>	<b>-</b>	<b>14,907.00</b>	<b>0.00%</b>
Revenues over Expenditures (Spread) ----->		<b>15.96</b>		

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

General Capital Reserve Fund				
	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
Interest Earned	-	1,296.89	1,296.89	0.00%
Transfer from G/F - Junny/Willow	223,250	-	(223,250.00)	0.00%
P&R Development Fees	103,300	55,000.00	(48,300.00)	53.24%
Municipal Building	1,540,323	-	(1,540,323.00)	0.00%
Fund Balance Appropriated	-	-	-	0.00%
<b>Total Revenues</b>	<b>1,866,873</b>	<b>56,296.89</b>	<b>(1,810,576.11)</b>	<b>3.02%</b>
<b>Expenditures:</b>	<b>Budget</b>	<b>YTD</b>	<b>Variance</b>	<b>Percentage</b>
Transfer to Junny/Willow Project	223,250	-	223,250.00	0.00%
Transfer to P&R Project	103,300	-	103,300.00	0.00%
Transfer to Municipal Building Project	1,540,323	-	1,540,323.00	0.00%
<b>Total Expenditures</b>	<b>1,866,873</b>	<b>-</b>	<b>1,866,873.00</b>	<b>0.00%</b>
Revenues over Expenditures (Spread) ----->		<b>56,296.89</b>		



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

### Municipal Building Project Fund

	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
Interest Earned	-	0.47	0.47	0.00%
Transfer from General Fund	319,590	-	(319,590.00)	0.00%
Transfer from General Fund CRF	693,855	-	(693,855.00)	0.00%
<b>Total Revenues</b>	<b>1,013,445</b>	<b>0.47</b>	<b>(1,013,444.53)</b>	<b>0.00%</b>
<b>Expenditures:</b>	<b>Budget</b>	<b>YTD</b>	<b>Variance</b>	<b>Percentage</b>
Preconstruction Department	84,577.00	-	84,577.00	0%
Architectural Department	928,868	-	928,868.00	0.00%
<b>Total Expenditures</b>	<b>1,013,445</b>	<b>-</b>	<b>1,013,445.00</b>	<b>0.00%</b>
Revenues over Expenditures (Spread) ----->		<b>0.47</b>		

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

### Booster Club

	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
Interest Earned	-	8.92	8.92	0.00%
Booster Club Proceeds	2,000	150.00	(1,850.00)	7.50%
Booster Club Proceeds	33,000	-	(33,000.00)	0.00%
<b>Total Revenues</b>	<b>35,000</b>	<b>158.92</b>	<b>(34,841.08)</b>	<b>0.45%</b>
<b>Expenditures:</b>	<b>Budget</b>	<b>YTD</b>	<b>Variance</b>	<b>Percentage</b>
UNIFORMS	-	-	-	0.00%
PRINTING & PUBLISHING	2,000	-	2,000.00	0.00%
Professional Services	-	-	-	0.00%
Contract Services	-	-	-	0.00%
Capital Outlay	33,000	-	-	0.00%
<b>Total Expenditures</b>	<b>35,000</b>	<b>-</b>	<b>35,000.00</b>	<b>0.00%</b>
Revenues over Expenditures (Spread) ----->		<b>158.92</b>		





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

Powell Bill Fund				
	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
Vehicle Licenses	19,500	1,820.00	(17,680.00)	9.33%
Interest on Investments	-	65.62	65.62	0.00%
State Street - Aid	138,642	-	(138,642.00)	0.00%
Fund Balance Appropriated	-	-	-	0.00%
<b>Total Revenues</b>	<b>158,142</b>	<b>1,885.62</b>	<b>(156,256.38)</b>	<b>1.19%</b>
<b>Expenditures:</b>	<b>Budget</b>	<b>YTD</b>	<b>Variance</b>	<b>Percentage</b>
Equipment Maintenance	10,000	-	10,000.00	0.00%
Fuel	6,000	-	6,000.00	0.00%
Materials	10,000	-	10,000.00	0.00%
Contracted Service	132,142	-	132,142.00	0.00%
Paving (Stemming from Vehicle Licenses)	-	-	-	0.00%
Capital Outlay	-	-	-	0.00%
<b>Total Expenditures</b>	<b>158,142</b>	<b>-</b>	<b>158,142</b>	<b>0.00%</b>
Revenues over Expenditures (Spread) ----->		<b>1,885.62</b>		

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

Junny Road/Willow Street Capital Project Fund				
	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
TRANSFER FROM GENERAL FUND	125,000	-	(125,000.00)	0.00%
<b>Total Revenues</b>	<b>125,000</b>	<b>-</b>	<b>(125,000.00)</b>	<b>0.00%</b>
<b>Expenditures:</b>	<b>Budget</b>	<b>YTD</b>	<b>Variance</b>	<b>Percentage</b>
CONSTRUCTION	125,000	-	125,000.00	0.00%
<b>Total Expenditures</b>	<b>125,000</b>	<b>-</b>	<b>125,000</b>	<b>0.00%</b>
Revenues over Expenditures (Spread) ----->		-		





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

American Rescue Plan Act & CARES Act Fund				
	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
Interest on Investments	-	1,006.92	1,006.92	0.00%
American Rescue Plan Distribution	1,725,747	-	(1,725,747.00)	0.00%
CARES Act Distribution	88,310	-	(88,310.00)	0.00%
<b>Total Revenues</b>	<b>1,814,057</b>	<b>1,006.92</b>	<b>(1,813,050.08)</b>	<b>0.06%</b>
<b>Expenditures:</b>				
ARPA Department				
Angier Business Improvement	-	-	-	0.00%
General Fund Government Service	-	-	-	0.00%
Downtown Sewer Improvements	-	-	-	0.00%
WATER/SEWER & DRAINAGE	1,725,747	-	1,725,747.00	0.00%
CARES Act Department				
CARES Act	78,310	-	78,310.00	0.00%
General Fund Utilization	10,000	-	10,000.00	0.00%
<b>Total Expenditures</b>	<b>1,814,057</b>	<b>-</b>	<b>1,814,057.00</b>	<b>0.00%</b>
Revenues over Expenditures (Spread) ----->		<b>1,006.92</b>		



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

### HWY 210/Park Street Sidewalk Project Fund

	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
NC Department of Transportation	585,394	63,462.38	(521,931.62)	10.84%
PAYMENT IN-LIEU OF SIDEWALK	-	-	-	0.00%
Transfer from General Fund	804,508	-	(804,508.00)	0.00%
<b>Total Revenues</b>	<b>1,389,902</b>	<b>63,462.38</b>	<b>(1,326,439.62)</b>	<b>4.57%</b>
<b>Expenditures:</b>	<b>Budget</b>	<b>YTD</b>	<b>Variance</b>	<b>Percentage</b>
Engineering	3,413	-	3,413.00	0.00%
Construction	1,386,489	-	1,386,489.00	0.00%
<b>Total Expenditures</b>	<b>1,389,902</b>	<b>-</b>	<b>1,389,902.00</b>	<b>0.00%</b>
Revenues over Expenditures (Spread) ----->		<b>63,462.38</b>		

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

### SW Drainage Project (Mitigation Measure #3)

	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
NC DEQ DISBURSEMENT	400,000	-	(400,000.00)	0.00%
TRANSFER FROM GENERAL FUND	451,125	-	(451,125.00)	0.00%
Fund Balance Appropriated	-	-	-	0.00%
<b>Total Revenues</b>	<b>851,125</b>	<b>-</b>	<b>(851,125.00)</b>	<b>0.00%</b>
<b>Expenditures:</b>	<b>Budget</b>	<b>YTD</b>	<b>Variance</b>	<b>Percentage</b>
DESIGN, PERMITTING, SURVEY, CONST. S	101,526	-	101,526.00	0.00%
CONSTRUCTION CONTINGENCY	63,454	-	63,454.00	0.00%
NC DEQ DISTBURSEMENT	423,025	-	423,025.00	0.00%
MOBILIZATION	21,151	-	21,151.00	0.00%
EROSION CONTROL	42,303	-	42,303.00	0.00%
TRAFFIC CONTROL	31,727	-	31,727.00	0.00%
UTILITY CONFLICTS	84,605	-	84,605.00	0.00%
GEOTECH, STRUCTURAL ENG., & REAL ES	31,727	-	31,727.00	0.00%
CONTINGENCY	51,607	-	51,607.00	0.00%
<b>Total Expenditures</b>	<b>851,125</b>	<b>-</b>	<b>851,125</b>	<b>0.00%</b>
Revenues over Expenditures (Spread) ----->		-		





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

Water & Sewer Fund				
	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
Water Sales	1,490,453	139,343.56	(1,351,109.44)	9.35%
Sewer Sales	1,508,803	135,696.75	(1,373,106.25)	8.99%
Investment Earnings	5,949	2,326.82	(3,622.18)	39.11%
Late Fees/Reconnections	130,000	8,230.00	(121,770.00)	6.33%
Other Operating Revenues	242,332	10,708.00	(231,624.00)	4.42%
Transfer from W/S Capital Reserve	-	-	-	0.00%
<b>Total Revenues</b>	<b>3,377,537</b>	<b>296,305.13</b>	<b>(3,081,231.87)</b>	<b>8.77%</b>
<b>Expenditures:</b>	<b>Budget</b>	<b>YTD</b>	<b>Variance</b>	<b>Percentage</b>
Water Operations	1,352,120	53,988.02	1,298,131.98	3.99%
Sewer Operations	889,501	53,705.61	835,795.39	6.04%
Smith Drive Regional Pump Station	579,000	1,658.29	577,341.71	0.29%
Lagoon	70,510	1,708.29	68,801.71	2.42%
Debt Service				0.00%
Principal	288,243	11,236.91	277,006.09	3.90%
Interest	173,163	1,065.15	172,097.85	0.62%
Debt Service Reserve	-	-	-	0.00%
Inter-Fund Transfers	25,000	-	25,000.00	0.00%
<b>Total Expenditures</b>	<b>3,377,537</b>	<b>123,362.27</b>	<b>3,254,174.73</b>	<b>3.65%</b>
Revenues over Expenditures (Spread) ----->		<b>172,942.86</b>		

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

NC Department of Environmental Quality Water Line Project (Option 8) Fund				
	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
Interest Earned	-	89.02	89.02	0.00%
NC DEQ Distribution	92,276	-	(92,276.00)	0.00%
TRANSFER FROM WATER & SEWER FUND	25,000	-	(25,000.00)	0.00%
<b>Total Revenues</b>	<b>117,276</b>	<b>89.02</b>	<b>(117,186.98)</b>	<b>0.08%</b>
<b>Expenditures:</b>	<b>Budget</b>	<b>YTD</b>	<b>Variance</b>	<b>Percentage</b>
Professional Fees (Engineering)	2,276	-	2,276.00	0.00%
Capital Outlay (Construction)	115,000	-	115,000.00	0.00%
<b>Total Expenditures</b>	<b>117,276</b>	<b>-</b>	<b>117,276.00</b>	<b>0.00%</b>
Revenues over Expenditures (Spread) ----->		<b>89.02</b>		





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

Water & Sewer Capital Reserve Fund				
	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
Interest Earned	0	292.36	292.36	0
Pump Stations & Force Main	75,000	-	(75,000.00)	0.00%
Harnett County Sewer Capacity	200,885	-	(200,885.00)	0.00%
<b>Total Revenues</b>	<b>275,885</b>	<b>-</b>	<b>(275,885.00)</b>	<b>0.00%</b>
<b>Expenditures:</b>	<b>Budget</b>	<b>YTD</b>	<b>Variance</b>	<b>Percentage</b>
Transfer to Pump Station #1 & #6 Project	75,000	-	75,000.00	0.00%
Transfer to HC Sewer Capacity	200,885	-	200,885.00	0.00%
<b>Total Expenditures</b>	<b>275,885</b>	<b>-</b>	<b>275,885.00</b>	<b>0.00%</b>
Revenues over Expenditures (Spread) ----->		-		

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

Pump Stations & Force Main Capital Project Fund				
	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
Interest Earned	-	442.55	442.55	0.00%
Loan Proceeds	3,241,083	-	(3,241,083.00)	0.00%
Loan Proceeds	635,200	-	(635,200.00)	0.00%
<b>Total Revenues</b>	<b>3,876,283</b>	<b>442.55</b>	<b>(3,875,840.45)</b>	<b>0.01%</b>
<b>Expenditures:</b>	<b>Budget</b>	<b>YTD</b>	<b>Variance</b>	<b>Percentage</b>
Pump Station #6 Department	1,453,937	-	1,453,937.00	0.00%
Pump Station #1 & Force Main Dept	2,422,346	13,711.59	2,408,634.41	0.57%
<b>Total Expenditures</b>	<b>3,876,283</b>	<b>13,711.59</b>	<b>3,862,571.41</b>	<b>0.35%</b>
Revenues over Expenditures (Spread) ----->		(13,269.04)		



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

Asset Forfeiture Fund				
	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
Unauthorized Substance Use Distributor	1,290	298.12	(991.88)	23.11%
Federal Equitable Sharing Distribution	28,710	-	(28,710.00)	0.00%
<b>Total Revenues</b>	<b>30,000</b>	<b>298.12</b>	<b>(29,701.88)</b>	<b>0.99%</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) ----->		<b>298.12</b>		



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

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

	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
Interest on Investments	-	646.26	646.26	0.00%
SDF (Water Buy-In Method)	68,000	2,567.64	(65,432.36)	3.78%
SDF (Sewer Buy-In Method)	201,000	7,976.00	(193,024.00)	3.97%
<b>Total Revenues</b>	<b>269,000</b>	<b>11,189.90</b>	<b>(257,810.10)</b>	<b>4.16%</b>
<b>Expenditures:</b>	<b>Budget</b>	<b>YTD</b>	<b>Variance</b>	<b>Percentage</b>
Harnett County WWTP Expansion	269,000	-	269,000.00	0.00%
<b>Total Expenditures</b>	<b>269,000</b>	<b>-</b>	<b>269,000.00</b>	<b>0.00%</b>
Revenues over Expenditures (Spread) ----->		<b>11,189.90</b>		

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

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

	Budget	YTD	Variance	Percentage
<b>Revenues:</b>				
Interest on Investments	-	5.40	5.40	0.00%
SDF (Water Incremental Method)	2,050	92.36	(1,957.64)	4.51%
<b>Total Revenues</b>	<b>2,050</b>	<b>97.76</b>	<b>(1,952.24)</b>	<b>4.77%</b>
<b>Expenditures:</b>	<b>Budget</b>	<b>YTD</b>	<b>Variance</b>	<b>Percentage</b>
Transfer to Capital Project Fund	2,050	-	2,050.00	0.00%
<b>Total Expenditures</b>	<b>2,050</b>	<b>-</b>	<b>2,050.00</b>	<b>0.00%</b>
Revenues over Expenditures (Spread) ----->		<b>97.76</b>		

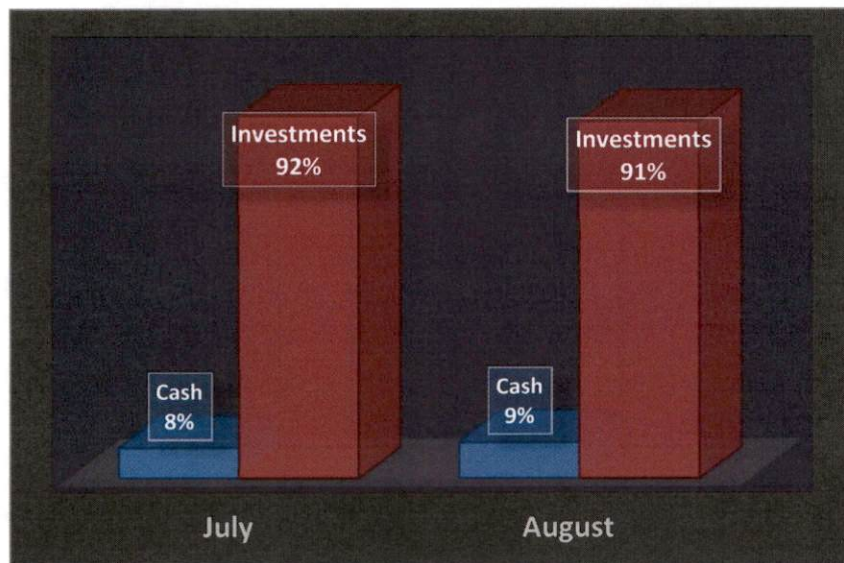




FY 2023 Cash Flow Report		
Funds	July	August
General Fund	(94,271.17)	217,595.90
Angier Elementary Drainage	190.95	190.95
General Capital Reserve	55,014.84	14.84
Municipal Building Project	1,749.52	1,749.52
P&R Donations	33,056.89	34,044.25
Powell Bill	46,441.69	47,154.08
Junny Rd/Willow St Project	-	-
ARPA & CARES Act	0.10	0.43
HWY 210 Sidewalk Extension	159,180.09	79,332.04
SW Drainage Project	-	-
Water & Sewer Fund	477,132.52	500,623.78
NC DEQ Water Line Project	13.78	13.78
Water & Sewer Capital Resesrve	-	-
Asset Forfeiture Fund	(1,872.18)	426.51
SDF (Buy-In Method)	11,212.24	4,653.06
SDF (Incremental Cost Method)	333.94	380.12
<b>Total Cash Flow -----&gt;</b>	<b>688,183.21</b>	<b>886,179.26</b>



<b>FY 2023 Investment of Idle Funds Report</b>		
<b>Funds</b>	<b>July</b>	<b>August</b>
General Fund	3,051,301.41	2,571,689.06
Angier Elementary Drainage	15,015.90	15,015.90
General Capital Reserve	1,211,100.05	1,266,100.05
Municipal Building Project	-	-
P&R Donations	-	-
Powell Bill	50,150.52	50,150.52
Junny Rd/Willow St Project	-	-
ARPA & CARES Act	951,194.92	1,814,067.92
HWY 210 Sidewalk Extension	-	-
SW Drainage Project	-	-
Water & Sewer Fund	2,075,184.37	2,075,476.04
NC DEQ Water Line Project	84,089.02	84,089.02
Water & Sewer Capital Resesrve	276,177.36	276,177.36
Asset Forfeiture Fund	351.55	63,387.57
SDF (Buy-In Method)	607,643.24	624,127.24
SDF (Incremental Cost Method)	5,005.30	5,005.30
<b>Total Invested Idle Funds----&gt;</b>	<b>8,327,213.64</b>	<b>8,845,285.98</b>





# PUBLIC WORKS



## Town of Angier

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

Robert K. Smith  
Mayor

Gerry Vincent  
Town Manager

Veronica Hardaway  
Town Clerk

September 6, 2022

### Public Works staff report for the Month September

- Staff took 41 loads of limbs/Leaves to the landfill the month of June (56.90tons)
- Staff took 9 loads of Household to the landfill the month of June (14.14 tons)
- Staff set 15 new water meters
- Staff completed 220 workorders to mark Town Utilities (water and sewer lines).
- Staff made sewer tap for 306 Junny Road
- Staff repaired Sewer line at 38 E. McIver
- Staff made new water tap for 434 N. Broad Street E.
- Staff trimmer bushes at the Depot and 55/210 Intersection
- Staff put out mulch at Depot, Town Hall, 55/210 Intersection
- Staff GIS water meters
- Hydro Structures GIS mapping sewer manhole and sewer lines around town
- Staff cut off 120 Residents for no payment of water bills.
- Staff inspecting new utilities at Coble Farms, Neill Point and Spring Village, Honeycutt oaks, Tanglewood
- Lanier's Construction installing storm pipe for the sidewalk project along NC 210 and park street.
- Staff cutting grass and edging sidewalks
- Staff preparing for the Crepe Myrtle festival in September
- The faded Civic signs have been ordered and will be replace by the Crepe Myrtle Festival

# 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: August 2022**

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

Total Permits Issued: **60**

Building Inspections Performed: **371**

New Construction Permits Issued - Residential: **11**

New Construction Permits Issued - Commercial: **1**

Total Fees Collected: **\$21,861.50**

**2021-2022 Fiscal Year Totals:**

New Construction - Residential: **25**

New Construction - Commercial: **1**

Total Fees Collected: **\$42,676.50** (21.3% of budget)

*Fiscal Year Budgeted: **\$200,000***



**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  
**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:** Phase 1 Nearing Recordation  
**Tanglewood:** Home Construction Underway  
**Cotswold PUD:** Phase 1 Nearing Recordation  
**Camden Place PUD:** Construction Drawings Under Review  
**White Oak Creek Crossing PUD:** Construction Drawings Under Review  
**Myrtle Manor PUD:** Construction Drawings Approved, Site Work to Begin Soon  
**Sherri Downs:** Construction Drawings Under Review  
**Easley Tract:** Preliminary Plat Under Review  
**Vaughan Farms PUD:** Master Plan Approved, Awaiting Construction Drawings  
**Young-Rogers Tract:** Preliminary Plat Under Review

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

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

*Code Enforcement Spreadsheet Attached*



2022 Code Enforcement Report

All Active and Recently Closed Violation Files

File Number	Site Address	Property Owner	Nature of Violation	Date Opened	Date Closed	Current Status
21-077	333 N. Raleigh St. Ste. E	Daddy Bob's BBQ	Waste Container Screen	5/4/2021	Business Closed	CHARIOTS 2/2/22 (2007) TO 10/21/2022 TO 10/21/2022 (2007) Total: \$1,500 Work in 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 Permitted Repairs Complete
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	Elnora McDonald	Min. Housing	10/18/2021	6/29/2022	CLOSED DEMO - Demo Lien Filed 8/12/22
21-202	521 W. Church St	Ted / Sue Honeycutt	Junk / Nuisance Vehicles	11/12/2021	1/18/2022	CLOSED OWNER COMPLIANCE Fees / Fines Paid \$327
21-204	225 Courtland Dr.	RICHARDS DONTE	Discarded Debris	11/17/2021	12/30/201	CLOSED Citation 12/13/21 \$50(Paid)
21-206	121 Crestview Dr	PAZMINO DE VARELA GLADYS H	Stormwater conveyance Debris	11/29/2021	1/18/2022	CLOSED Town Abatement - payment \$1,875 Paid In Full 2/4/2022
21-209	49 North Street	COREA-YANEZ LIZANDRO & YANEZ PAMELA	Open Storage Debris / Const.	12/6/2021	1/28/2022	NOV issued 12/6/2021 Inspection 2/9/22 @2pm
21-210	W CHURCH OFF ST NC(W. MCIVER)	CHEEK DAVID & CHEEK GENEVA	Housing not permitted(Tent)/ Debris	12/6/2021	On Hold	NOV issued 12/7/2021(Pending Sale)
21-211	251 W CHURCH ST ANGIER, NC 27501	READE MARY CHEEK & WALTER E CHEEK	Discarded Debris	12/7/2021	On Hold	NOV issued 12/7/2021 Pending Bid 12/30/21
21-213	141 S. Broad St.	Clarice Hayes	Open Storage	12/8/2021	4/6/2022	CLOSED ABATEMENT BY TOWN / Paid in full 6/7/22 - \$1691.81
21-214	408 E. Wimberly Rd.	Leafy West / Clarence West	Min. Housing	12/9/2021	On Hold	PERMIT APPROVED - Email Sent 8/11/22 Pending payment for permit
21-217	256 W. Lillington St.	Armando Uribe	Dilapidated Fence	12/16/2021	3/25/2022	CLOSED ABATEMENT - Pending payment \$975 Paid in full 5/23/22
21-220	44 Fox Hound Lane	Regina Shrieves	Vehicle Parking	12/17/2021	1/23/2022	CLOSED OWNER COMPLIANCE - VEHICLE REMOVED
21-221	65 Mary Circle	Giovanny Atrian / Laura Atrian (919)723-3350	Unpermitted Addition	12/21/2021	3/29/2022	CLOSED OWNER COMPLIANCE Citation Issued 2/2/22 (\$50)PAID
22-001	225 N. Willow St.	Ciro Lopez / Maria Reyes	Debris	1/5/2022	3/8/2022	CLOSED NOV issued 1/5/222 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 & Darren Darnell	Fence Exceeds 4' in front	1/20/2022	2/9/2022	CLOSED Spoke with owner 1/20/22 (Permit Issued 2/4/22)Fence 4'
22-005	511 N. Raleigh St.	Liberty Tax	Signs	1/28/2022	1/28/2022	CLOSED Onsite visit - NOV - Signs Removed by Code Enforcement
22-006	165 N Raleigh Street	Stuarts Towing	Junk Yard Screening		6/8/2022	CLOSED Citation Issued 1/25/22 / Paid \$50 2/22/22
22-007	511 N. Raleigh Street	Boost Mobile	Sign	1/24/2022	1/26/2022	CLOSED SIGN REMOVED On Site Visit 1/24/22
22-008	331 W. Depot St	Nissen Automotive	Junk Yard Screen		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	1/28/2022	1/31/2022	CLOSED Vehicle Removed - 1/28/2022 Contact made with owner
22-011	256 W. Depot St.	Jonathan Fisher	Stormwater/ Flooding Issue	2/2/2022	2/12/2022	CLOSED Pending Contact 2/2/22
22-012	49 North St	COREA-YANEZ LIZANDRO & YANEZ PAMELA	Unpermitted Work / Pool Fence	2/2/2022	2/9/2022	CLOSED POOL REMOVED NOV 2/2/22
22-013	8259 NC 55 Hwy	Carolina Charter Academy	Banner	2/2/2022	2/4/2022	CLOSED Contact with Maria Mills, sign is moved out of right of way (45 days) 3/14/22
22-014	149 Logan St.	Crossfit Angier	Banner	2/2/2022	3/21/2022	CLOSED SIGN REMOVED Allowed 45 days Final Notice to remove issued 3/14/22
22-015	155 S Raleigh St.	Dawns Vintage and Thrift	Ground Sign	2/2/2022	2/3/2022	CLOSED NOV issued 2/2/2022
22-016	80 N. Broad St.	New Life Worship	Banner	2/2/2022	3/21/2022	CLOSED SIGN REMOVED Allowed 45 days Final notice to remove issued 3/14/22
22-017	441 N. Raleigh	Family Dollar	Banner	2/2/2022	2/3/2022	CLOSED NOV issued 2/2/22 On site visit- Spoke with manager
22-018	48 S. Dunn St.	Harry Arnette	Open Storage / Debris	2/4/2022	3/1/2022	CLOSED Citation issued 2/25/22 \$50 / 3/16/22 \$100 Final Notice 3/21/22 - Pending Abate
22-019	949 N. Raleigh St.	Santiago Martinez	Open Storage / Debris	2/9/2022	6/7/2022	CLOSED Citation issued 6/2/22 Total: \$350 Notice to abate issued 6/2/22 Pending Abatement
22-020	241 W. Williamx St.	Trent Wilson	Accessory Structure	2/9/2022	2/22/2022	CLOSED NOV issued 2/9/22 Accessory Structure removed, pending cleanup 2/22/22
22-021	294 W. Williams	Santiago Martinez	Const. Debris	2/9/2022	3/22/2022	CLOSED OWNER COMPLIANCE
22-022	162 W. Williams St.	Lucas Strachan	Debris	2/9/2022	3/2/2022	CLOSED NOV issued 2/9/22
22-023	355 E. Smithfield	Rodney Smith	Debris	2/22/2022	3/9/2022	CLOSED NOV issued 2/23/22
22-024	800 N. Raleigh St.	Smart Properties	Sign	2/2/2022	2/12/2022	CLOSED SIGN REMOVED On Site Visit 2/2/22
22-025	8617 South NC 55 HWY	Sunny Skies	Sign	2/23/2022	2/28/2022	CLOSED NOV issued 2/23/22
22-026	8616 South NC 55 Hwy	Morris Coats / Stuart Matthews	Sign - Off Premise / Unpermitted	2/24/2022	3/4/2022	CLOSED Pending Notice 3/1/2022
22-027	9705 Bitter Melon Dr.	KDC Capital LLC	Discarded Debris	2/28/2022	3/15/2022	Pending Notice 3/1/2022
22-028	416 N. Raleigh St.	Crech Properties Custom Smiles Dental Office Space	Unpermitted Bus. - Office Space	3/1/2022	4/27/2022	CLOSED OWNER COMPLIANCE / Zoning application submitted 4/1/22
22-029	201 W. Lillington St.	Hugo Aranda	Debris	3/2/2022	3/2/2022	Citation \$50 6/15/22 - Pending abatement
22-030	950 N. Broad St.	Miron Hicks / Linda Rogers	Dilapidated Access. Structure	3/4/2022	4/27/2022	CLOSED Abatement / Spencer for Hire \$825 Pending 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	3/8/2022	6/6/2022	CLOSED OWNER HAS REMOVED DWELLING
22-033	167 Shelly Dr.	Villas on 55 Apartments	Dumpster Screen	3/9/2022	3/18/2022	CLOSED On site visit ( spoke with property manager) Dumpsters outside the screening
22-034	6802 Hwy 55 W	Jon Franklin Hunt	Hazardous Structure - Fire	3/9/2022	5/10/2022	CLOSED DEMO COMPLETE
22-035	509 Circle Dr.	Levenont Clark / April Clark	Fence Permit	3/10/2021	4/27/2022	CLOSED permit approved



22-036	433 S. Broad St.	Jody Mangum	Debris - Open Storage	3/10/2022	5/24/2022	CLOSED /Citation issued 5/4/22 \$100 PAID
22-037	443 SI Broad St.	Mario Martinez / Maria 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 3/1/22 Work in progress
22-039	35 S. Dunn	Kenneth James /	Open Storage / Debris	3/16/2022	3/29/2022	CLOSED OWNER COMPLIANCE
22-040	35 S. Dunn	Kenneth James /	Min. Housing	3/16/2022	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	3/16/2022	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	3/16/2022	On Hold	Pending Hearing 5/17/22 @ 10AM FOF - 90 DAYS TO MAKE REPAIRS
22-043	294 W. Williams	Santiago Martinez	Recreational Vehicle	3/16/2022	*	Citation Total \$550 - 7/12/22
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	7/11/2022	CLOSED OWNER COMPLIANCE PERMIT ISSUED 5/26/202
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.	Lucy 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	MCMILLAN 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 Cheek	Pool - No Screen	4/27/2022	5/9/2022	CLOSED POOL REMOVED BY OWNER
22-058	202 W. Church St	Lawrence Properties LLC	High Grass / Debris	4/27/2022	5/13/2022	CLOSED - Min. Housing Case 22-075
22-059	67 S. Cross St.	Terry McDougald	High Grass	4/27/2022	5/26/2022	CLOSED TOWN ABATEMENT \$100 Pending Payment Cut 8/9/2022
22-060	261 W. Lillington	Hervey Holloway	High Grass	4/27/2022	5/26/2022	
22-061	38 E. Lillington	Grover Vaughan	High Grass	4/27/2022	5/26/2022	
22-062	492 N. Dunn St.	Angel Goodson / Ivanna Allen	High Grass	4/25/2022	4/28/2022	CLOSED TOWN ABATEMENT \$100 Pending Payment Paid in Full
22-063	138 W. Church St.	Edgar Lee / Beverly Pigford	High Grass	4/28/2022	5/11/2022	CLOSED owner compliance
22-064	42 Junny Rd	Dylan Evan	High Grass	4/25/2022	5/16/2022	CLOSED NOV issued 4/28/22
22-065	1449 N. Raleigh St.	Joseph G Collins	Structure - 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	7/20/2022	CLOSED OWNER REMOVED TEMP. STORAGE 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 5/1/22
22-074	408 Wimberly St	Leafy West	High Grass	5/16/2022	5/31/2022	CLOSED OWNER HAS CUT LOT - Email received 5/24/22
22-075	202 W. Church St.	Lawrence Properties LLC	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	Barner	5/19/2022	7/25/2022	CLOSED OWNER COMPLIANCE Citation \$50 - 7/13/2022 45 days (Sec. 10.5 Temp Sign)
22-082	188 Medical Dr.	Vision Work	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.	Whoeleer 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		On Hold	Hearing 7/7/22 @ 10am FOF ISSUED 7/15/22
22-087	202 W. Church St.	Lawrence Properties LLC	Min. Housing	5/26/2022	On Hold	(See Inspection Report) -Hearing Complete - FOF issued
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	7/30/2022	CLOSED Notice Issued 5/25/22 Citation 7/14/22 \$50
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	6/9/2022	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	7/14/2022	CLOSED OWNER COMPLIANCE NOV issued 6/3/22
22-095	6488 NC 55 W	David Rios	Unpermitted work	6/2/2022		Work Stop Order issued 6/7/22 - Pending Bldg Application Submitted 6/27/22
22-096	495 E. Williams St	Mary Lanc	Accessory Structure - dilapidated	6/2/2022	8/3/2022	CLOSED Owner Demo
22-097	163 W. Lillington	Best Buddies LLC	Debris	6/2/2022	6/27/2022	CLOSED OWNER COMPLIANCE NOV issued 6/7/22
22-098	150 E. Lillington St.	Ball Rentals LLC	Min. Housing	6/7/2022	8/3/2022	CLOSED DEMO COMPLETE - OWNER COMPLIANCE
22-099	137 E. Lillington	Ball Rentals LLC	Min. Housing	6/7/2022	8/24/2022	CLOSED DEMO COMPLETE -FOF Issued 7/15/22-

Mar-22



22-100	10108 NC 210	Lola Hines	Dilapidated Structure	6/9/2022	6/22/2022	CLOSED OWNER COMPLIANCE. Structure Demo - pending clean up
22-101	87 Crestview	CHILDERS TREY	Vehicles / Debris / Grass	6/9/2022	*	Notice 6/10/22 Citation \$50 - Pending abatement
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	7/6/2022	CLOSED Fence Permit issued / Complete
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	8/8/2022	CLOSED OWNER COMPLIANCE NOV 6/27/22
22-107	34 S. Cross	DELUNA RICARDO & COLLAZO MARIA	Structure / Grass	6/27/2022	7/6/2022	CLOSED OWNER REMOVED STRUCTURE NOV
22-108	61 S. Broad St.	Black River Exchange	Waste Container Placement	6/28/2022		Citation \$50 7/19/22 - \$100 8/11/22
22-109	66 W. Williams	Business: Kandy and More	Dumpster Screen	7/5/2022	7/12/2022	Closed Owner Compliance NOV issued 7/5/22
22-110	31 Brooklyn Cir.	Trica Meyers	Junk Vehicle	7/8/2022	7/27/2022	CLOSED OWNER COMPLIANCE NOV issued 7/11/22
22-111	71 Blair Dr.	Benjamin Chilson	Temp. Storage	7/8/2022		NOV issued 7/11/22
22-112	110 N. Dunn	Christina Hodge	Min. Housing	7/11/2022		Inspection 2nd request 8/1/22 @ 10am No Contact with owner
22-113	324 S RALEIGH ST	EICHHORN PROPERTIES LLC	High Grass	7/12/2022	7/25/2022	CLOSED OWNER COMPLIANCE NOV issued 7/12/22
22-114	288 Whetstone	MCH SFR NC OWNER 2 LP	High Grass	7/14/2022	7/27/2022	Closed Owner Compliance Notice 7/14/22
22-115	10183 NC 210 N	HARTE AND LE ENTERPRISES LLC	Junk Vehicles	7/15/2022		7/28/22 Onsite meeting with owner/tenant \$50 Citation Eviction notice to tenant
22-116	Headquarters Beer House	511 N. Raleigh Street Unit B	Sign - Unpermitted	7/20/2022	7/27/2022	CLOSED NO PERMIT REQUIRED FOR SIGN
22-117	PNB Home LLC	43 Nordan St	High Grass	7/21/2022	7/29/2022	CLOSED Pending NOV
22-118	WYNDRIDGE PROPERTIES LLC	75 N. Park St	High Grass	7/21/2022	7/29/2022	CLOSED NOV 7/21/22
22-119	273 N. Hickory	WALTON PAMELA G	Debris	7/25/2022	8/2/2022	CLOSED OWNER COMPLIANCE - Debris Removed
22-120	20 FOX FIELD DR	THE RYALS GROUP INC	High Grass	7/25/2022	8/19/2022	CLOSED Owner Compliance NOV - 7/28/22
22-121	153 W. Lillington	MADDEN BRIAN S & ARMSTRONG RYAN J	High Grass / Debris	7/29/2022		NOV issued 8/2/22
22-122	163 W. Lillington	BEST BUDDIES II LLC	High Grass / Debris	7/29/2022		NOV issued 8/2/22
22-123	173 W. Lillington	CANADY BRENDON & CANADY CHRISTINA	High Grass / Debris	7/29/2022	8/16/2022	CLOSED OWNER COMPLIANCE NOV issued 8/2/22
22-124	573 CIRCLE DR	PINE STATE CONSTRUCTION GROUP	Fence - No Permit	7/30/2022		NOV issued 8/2/22
22-125	69 Nordan St	Tyrone Cobb	High Grass	8/3/2022	8/10/2022	CLOSED OWNER COMPLIANCE NOV issued 8/4/22
22-126	111 N. Park	Rajive Gupta	High Grass	8/3/2022		NOV issued 8/4/22
22-127	91 S. Johnson St.	Omar Aparicio	High Grass	8/3/2022		NOV issued 8/4/22
22-128	667 Ennis Rd	PERRY LORI MCVEIGH & PERRY LAYTON ANDREW	Unpermitted work	8/5/2022	8/9/2022	CLOSED Permit Approved Stop Work Order issued / Mr. Perry submitted applications
22-129	267 W Wimberly	Brenda McLamb	Delapidated Structure	8/12/2022		NOV issued 8/12/22
22-130	W Church St	David & Geneva Check	Animal, Structure, Debris	8/16/2022		NOV issued 8/17/22
22-131	125 W. Melver St	Lila / Donald Lanier	Min. Housing	8/19/2022		8/31/22 Inspection Scheduled
22-132	777 W Church	G V Stewart	Min. Housing	8/19/2022		Scheduled Demo 9/15/22
22-133	310 Clearfield Dr.	Carro Syphrit / Jason Syphrit	Accessory Structure	8/26/2022		NOV issued 8/26
22-134	218 Clearfield Dr.	Jan Rhoades	High Grass	8/26/2022		NOV issued 8/28/2022
22-135	183 Courtland Dr	Lee Elliott	Debris / Grass	8/29/2022		NOV issued 8/29/2022

## Development Density

*Density Ranked Highest to Lowest*

*Density = Total Units/Total Acreage*

	Subdivision Name	Acreage	Open Space Percentage	Total Lots/Units	Units Per Acre	Zoning
1	Spring Village PUD	48.56	42%	279	5.7	PUD
2	Cotswold PUD	19.74	34%	111	5.6	PUD
3	Vaughan Farms PUD	17.675	35%	88	5.0	PUD
4	White Oak Crossing PUD	74.48	26%	370	5.0	PUD
5	Camden Place PUD	35.61	39%	162	4.5	PUD
6	Tanglewood 3	16.2	15%	68	4.2	CZ R-6
7	Tanglewood	7.7	18%	32	4.2	R-6
8	Myrtle Manor PUD	34.9	20%	126	3.6	PUD
9	Whetstone Phase II	10.92	24%	36	3.3	R-6
10	Kennebec Crossing	26.61	20%	84	3.2	CZ R-6
11	Coble Farms West	66.12	44%	198	3.0	R-6
12	Honeycutt Oaks PUD	86.58	31%	254	2.9	PUD
13	Bellewood PUD	57.25	22%	164	2.9	PUD
14	Neill's Pointe	74.03	37%	208	2.8	R-6
15	Gardner Farms Rezoning	47.8	27%	136	2.8	CZ-R-6
16	Matthews Mill Pond Rezoning	31.66	37%	87	2.7	CZ-R-6
17	Easley Tract	57.3	33%	152	2.7	CZ R-6
18	Kathryn's Retreat	45.95	46%	115	2.5	R-6
19	Lynn Ridge	31.63	23%	77	2.4	R-6
20	Young-Rogers Tract	145.97	40%	344	2.4	CZ R-6
21	Sherri Downs	104.51	47%	230	2.2	R-6
22	Highland Ridge	116.84	44%	254	2.2	R-6
23	Southern Acres	55.78	22%	96	1.7	R-15
24	Glen Meadow Phase II	10.41	44%	15	1.4	R-10

<b>1224.23</b>	<b>32%</b>	<b>3686</b>	<b>3.29</b>
<b>Total Acreage</b>	<b>Average Open Space</b>	<b>Total Units</b>	<b>Average Density</b>



# POLICE DEPARTMENT



# Angier Police Department

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

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

Date August 31, 2022  
To Town Manager Gerry Vincent  
From Garland L. Thompson, Jr

Subject Matter: August, 2022 Police Activities & Statistical Data

ABC Monthly Report is included in Board Packets

**\*\*Police activities for the month of August, consisted of 4,268 calls for Service/Officer initiated activities (call logs). Officers investigated 44 offenses. During these investigations; 22 individuals were arrested on a total of 39 charges, 9 arrests were made due to outstanding warrants (warrant service), 3,462 Subdivision / Security checks were logged for the month of July, 26 traffic accident reports were created this month, 111 traffic citations were issued totaling 149 charges and 154 verbal or written warnings.**

- We started writing citations for Town Ordinances
- With the help of the ABC Board we're establishing Angier's first ABC Officers to help enforce ABC Laws for the ABC Board.
- School started back

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

# Call Log Call Type Summary

Angier Police Department

07/27/2022 - 08/31/2022

<No Call Type Specified>	13	911 Hang Up - 911 Hang Up	17
Alarm Activation - Alarm Activation	31	Animal Complaint - Animal Complaint	6
Assault - Assault	1	Assist EMS - Assist EMS	8
Assist Fire - Assist Fire Department	1	Assist Motorist - Assist Motorist	12
Assist Other Agency - Assist Other Agency - Law Enforcement	9	Breaking and Entering - Breaking and Entering	4
Business Walk Thru - Business Walk Thru	192	Careless and Reckless Vehicle - Careless and Reckless Vehicelc	4
Citizen Complaint - Citizen Complaint	1	Community Policing - Community Policing	4
Crash - Traffic Accident	26	Custody Dispute - Child Custody Dispute	2
Direct Traffic - Direct Traffic	7	Disturbance - Disturbance	11
Domestic Dispute - Domestic Dispute	7	Drug Activity - Drug Activity	2
DWI - Driving While Impaired	2	Escort - Escort	13
Follow Up - Follow Up	1	Foot Patrol - Foot Patrol	26
Fraud - Fraud	3	Larceny - Larceny	12
Lost Property - Lost Property	1	Mental Subject - Mental Subject	1
Missing Juvenile - Missing Juvenile	1	Missing Person - Missing Person	1
Noise Complaint - Noise Complaint	6	OD - Drug/Alcohol Overdose	1
Open Door - Open Door	1	Order Violation - Order Violation	2
Other Call - Other Call Not Listed	2	Property Damage - Property Damage	4
Security Check - Security Check	2,042	Sexual Assault - Sexual Assault	2
Shots Fired - Shots Fired	1	Stand-By - Stand-By	4
Subdivision Check - Subdivision Check	1,420	Suspicious Activity - Suspicious Activity	20
Suspicious Person - Suspicious Person	1	Suspicious Vehicle - Suspicious Vehicle	15
Traffic Checkpoint - Traffic Checkpoint	1	Traffic Stop - Traffic Stop	265
Trespassing - Trespassing	10	TWO - Talk With Officer	25
Unauthorized Use of Motor Vehicle - Unauthorized Use of Motor Vehicle	1	Warrant Service - Warrant Service	18
Welfare Check - Welfare Check	8		

Total Number Of Calls: 4,268



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



Board:

Angier Town

Reporting Month / Year:

Aug-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		1
Unauthorized Possession		0
Sell / Give to Intoxicated		0
All Other Alcohol Related Charges		0
	<b>Total:</b>	<b>1</b>

Controlled Substance Violations	At Permitted Establishment	Away From Permitted Establishment
Felony Drug Related Charges		4
Misdemeanor Drug Related Charges		5
	<b>Total:</b>	<b>9</b>

Other Offenses	At Permitted Establishment	Away From Permitted Establishment
Driving While Impaired		2
All Other Criminal Charges		25
	<b>Total:</b>	<b>27</b>

<b>TOTAL CRIMINAL CHARGES:</b>	<b>37</b>
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<b>Agencies Assisted</b>
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Assistance Provided to Other Agencies	0
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<b>Remarks</b>
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**Reporting Officer / Title:**

G.Thompson / Chief
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**Report Date:**

8/31/2022
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