



*Board of Commissioners
Regular Meeting
Agenda*

Tuesday, October 4, 2022

6:30 PM

Location: 28 N Raleigh Street, Angier, NC 27501

Call to Order

Pledge of Allegiance

Invocation

Approval of Agenda

Presentation

None

Public Comment

Consent Agenda

1. Approval of Minutes

- a. September 6, 2022 – Regular Meeting

Public Hearings

1. Voluntary Annexation Petition Submitted by Doris J. Collins

- a. A petition for Annexation was submitted by Doris J. Collins to annex approximately 0.942 acres located on E. Wimberly Street, Angier, NC (Portion of **Harnett** PIN: 0684-03-0781.000). A Sufficiency of the Petition and a Certification of Results were issued in September; a date to set the public hearing was approved in September and advertised accordingly. Following the required Public Hearing, the Town Board will be qualified to consider the adoption of an ordinance to annex the property.

2. Voluntary Annexation Petition Submitted by Taylor Morrison of Carolinas, Inc.

- a. A petition for Annexation was submitted by Taylor Morrison of Carolinas, Inc. to annex 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). A Sufficiency of the Petition and a Certification of Results were issued in September; a date to set the public hearing was approved in September and advertised accordingly. Following the required

Public Hearing, the Town Board will be qualified to consider the adoption of an ordinance to annex the property.

3. Voluntary Annexation Petition Submitted by Daniel & Janet Gardner and Kenneth & Debra Gardner

- a. A petition for Annexation was submitted by Daniel & Janet Gardner and Kenneth & Debra Gardner to annex approximately 47.8 acres located on Old Buies Creek Road, Angier, NC (**Harnett** PINs: 0673-72-4977.000; 0673-72-7501.000). A Sufficiency of the Petition and a Certification of Results were issued in September; a date to set the public hearing was approved in September and advertised accordingly. Following the required Public Hearing, the Town Board will be qualified to consider the adoption of an ordinance to annex the property.

4. Voluntary Annexation Petition Submitted by Rebecca Partin

- a. A petition for Annexation was submitted by Rebecca Partin to annex approximately 32.23 acres located on Matthews Mill Pond Road, Angier, NC (**Harnett** PINs: 0673-35-3156.000; 0673-34-3650.000). A Sufficiency of the Petition and a Certification of Results were issued in September; a date to set the public hearing was approved in September and advertised accordingly. Following the required Public Hearing, the Town Board will be qualified to consider the adoption of an ordinance to annex the property.

5. Rezoning Request – Submitted by Moises Chavez and Hilda Osorio

- a. Application submitted by Moises Chavez and Hilda Osorio to rezone approximately 0.57 acres located at 18 Nordan Street (**Harnett** PIN: 0674-60-3292.000) from R-10 to R-6.

Old Business

1. Conditional Rezoning – Submitted by Chris McKinney

- a. Consideration and approval of an application submitted by Chris McKinney to rezone approximately 31 acres located on Matthews Mill Pond Road (**Harnett** PINs: 0673-35-3156.000; 0673-34-3650.000) from RA-30 to CZ R-6. Public Hearing was held September 6, 2022.

Manager's Report

Staff Reports

Mayor and Town Board Reports

Adjourn

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

CONSENT AGENDA

**Town of Angier
Board of Commissioners
Tuesday, September 6, 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, September 6, 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
Commissioner Alan Coats

Members Excused:

Staff Present: Town Manager Gerry Vincent
Town Clerk Veronica Hardaway
Planning Director Sean Johnson
Chief of Police Lee Thompson
Sgt. Jerel Wilson
Finance Director Hans Kalwitz
HR Director Melissa Wilder
Public Works Director Jimmy Cook
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 September 6, 2022 meeting agenda: The Town Board unanimously approved the agenda with the following amendment: addition of Closed Session pursuant to 143-318.11 (a)(9); Proclamation presentation to outgoing Planning Director Sean Johnson; and Bike Fest 2023 approval.

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

Motion: Commissioner Price

Vote: 4-0; unanimous

Presentation

Mayor Smith presented a Proclamation to outgoing Planning Director Sean Johnson for his years of service to the Town.

Public Comment

Gene Joslyn, Bike Fest organizer, thanked the Board for allowing them to utilize the Depot Square for their event. They were able to bring in approximately \$18-20,000 for pediatric brain cancer. He thanked Public Works and Police for all of their hard work. Mr. Joslyn requested approval for June 2023 Bike Fest.

Board Action: The Town Board unanimously voted to approve Bike Fest 2023 to be held the first weekend in June with the same conditions as this year.

Motion: Mayor Pro-tem Hawley

Vote: 4-0, unanimous

Chuck Carey, 203 Blair Drive, shared concern regarding rapid growth and high-density housing developments.

Val DiMuro, 245 Blair Drive, shared concern regarding high density areas having short driveways and narrow roads, making it hard to navigate through. She asked the Board to consider not approving any new developments with less than 10,000sqft lots.

Tony Orzel, 65 Windsor Drive, shared that he is not in favor of high-density housing developments. He wants the Town to "grow smart".

Edward McReady, 306 N Broad Street E., shared his concern regarding traffic and echoed similar concerns of previous speakers.

Consent Agenda

1. Approval of Minutes

- a. August 2, 2022 – Regular Meeting

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

Motion: Commissioner Price

Vote: 4-0, unanimous

Public Hearings

1. Conditional Rezoning Request – Submitted by Meritage Homes

Planning Director Sean Johnson stated that staff has received a conditional rezoning request from Meritage Homes for approximately 47 acres located on Old Buies Creek

Road, Angier, NC (Harnett PIN's: 0673-72-4977.000 & 0673-72-7501.000) from RA-30 to CZ R-6. The property is currently farm land consisting of two parcels. Surrounding land uses include medium density residential and agricultural. Public water and sewer will be available upon developer extension. The proposed rezoning does align with the low and 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. With appropriate conditions enacted by the Board, the proposed subdivision will have additional improvements to ensure it does not adversely affect the surrounding neighborhoods. At their August 9th meeting, the Planning Board recommended approval of the proposed rezoning with conditions.

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

1. The parcel in question shall only be developed with single family residential lots
2. There shall be no more than 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 Road. 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 20ft vegetated buffer will be provided along Old Buies Creek Road, which shall be installed per the Type A Buffer standards in Section 7.3 of the Angier Zoning Ordinance.
11. Where the 70ft wide lots are located within 20ft of the western and northern property lines, a 20ft 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 50ft wide lots are located within 15ft of the eastern and southern property lines, a 15ft vegetated buffer will be provided. It shall be installed per 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 Road 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 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.

The Board expressed concern with condition #13; they liked amenity options given, however they felt it was too vague leaving it open to the developer's choice of what to include within the subdivision. Mr. Johnson explained that Section 6.3 of the Town's ordinance requires half of open space be dedicated to "active" recreational open space. That section of the ordinance also lays out many flexible options that can be included in the developers sum in reaching half of the open space. The options listed in condition #13 can be found in Section 6.3 of the ordinance.

Mr. Johnson added that if the Board feels strongly one way or the other, they can choose what amenities to be included or simply restate condition #13 to say "shall comply with Section 6.3 of the ordinance" which requires half of that 12 acres of open space be active.

Gregory Hoff with Meritage Homes, stated they could commit to the walking trail, pet waste stations, and park benches along the walking trail. Funds have also been allocated for a more robust improvement of open space for the commissioners to decide what would be more appropriate such as a gazebo or tot lot. This development will have a Homeowner's Association.

After consulting with Mr. Johnson, Mr. Hoff agreed to commit to walking trails, benches and waste stations along those walking trails, a gazebo or other gathering structure, and open play lawns that will be HOA maintained. Mr. Johnson also pointed out that all of the buffers proposed are larger than required.

Sherri Delbridge, 241 Blair Drive, shared her opposition to the proposed project and stated the new homes will butt up against her property. Currently her home is secluded from the Windsor subdivision and specifically chose that lot for that reason. She also shared her concern regarding the pond located onsite and asked if anyone has looked at how it's fed from the property in question.

Steve Wicker, 3979 Old Buies Creek Road, stated he is there representing he and his wife along with Northern Farms Corporation where he is president. He shared his concern regarding increased traffic and doesn't think the roads can handle the subdivisions that have already been approved. There is farm equipment that go in and out of those roads all day. He believes there's too much high-density activity happening at one time. He is concerned with who will be building and maintaining retention ponds.

Jay Powelson, 246 Blair Drive, shared his concern with the increased population in schools. He spoke about public water and sewer and how that would be affected. He claims there

is a Town easement at the rear of his property that gets overflowed with water when it rains, flooding his property. He shared his concern with increased traffic.

Scott Stoneham, P.E., with American Engineering, stated this property has been family owned for a long period of time. The Gardner family cares about what happens to this community. The Future Land Use Plan shows a low density being 1-3 units/per acre and a medium density of 3-6 units/per acre. The property in question falls in the low-density category as they are proposing 2.8 units/per acre. The developer is exceeding what is required by the additional open space improvements, larger buffers, and turn lanes. Regarding sight distance issues that were mentioned, those will have to be met regardless of the land use issues. Those requirements will have to be met or NCDOT will not approve engineering plans. Stormwater will be collected and flow to the stormwater ponds. There is a requirement that all runoff collected has to meet a precondition construction, which means the runoff that comes off the property now and what is the post construction situation. The stormwater ponds will be designed to capture all of the stormwater from the site, hold it so there is no more runoff in the future than what you currently have today.

Mr. Johnson summarized the subdivision review process. He explained the first step of the process is what is before the Board tonight. Engineers have been contracted for the property in question, however have not been given the go ahead to begin detailed design work. The lines on the map that Mr. Powelson pointed out, are topography lines as of today. There hasn't been a grading or drainage plan constructed to date as we cannot authorize them to proceed until the zoning and annexation requests are approved. At that time is when engineers can start their detailed drawings of exactly how he's going to meet all of the town's ordinances, state standards, and federal approvals. Details of the plans will be discussed during the plan review process at which point the Town of Angier requires the execution and notarization of a stormwater management agreement between the town and the future HOA. The Town also requires the stormwater management plan to be referenced in the HOA covenants to be recorded at the Register of Deeds office along with the separate stormwater maintenance agreement. Stormwater management is required to have an annual inspection on top of routine maintenance, where the HOA hires a third-party engineer to certify the stormwater pond is functioning as designed.

The Board shared concern regarding infrastructure and water/sewer capacity and whether the system could handle additional homes.

Town Manager Gerry Vincent explained the Town is currently working with Harnett County to increase our sewer capacity by 1.2 million gallons per day.

Seeing no one, Mayor Smith closed the Public Hearing.

Board Action: The Town Board voted to approve the Conditional Rezoning Request submitted by Meritage Homes for approximately 47 acres located on Old Buies Creek Road, Angier from RA-30 to CZ R-6 with the following amendment: condition #13 – the property shall be developed with the following amenities: pedestrian walkways, benches, gazebo or shade structure, play lawns/lots, and pet waste stations.

Motion: Commissioner Coats

For: Commissioner Price

Opposed: Mayor Pro-tem Hawley; Commissioner Kazakavage

Break Tie: Mayor Smith voted in favor of the motion

Vote: 3-2; motion carries

2. Conditional Rezoning Request – Submitted by Chris McKinney

Planning Director Sean Johnson stated that staff received a rezoning request from Chris McKinney for approximately 31 acres located at 375 Matthews Mill Pond Road, Angier, NC (Harnett PIN's: 0673-35-3156.000 & 0673-34-3650.000) from RA-30 to CZ R-6. The property is currently used as farm land consisting of two parcels. Surrounding land uses include medium density residential, professional services, church and agricultural. Public water and sewer will be available upon developer extension. 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. With appropriate conditions enacted by the Board, the proposed subdivision will have additional improvements to ensure it does not adversely affect the surrounding neighborhoods. At their August 9th meeting, the Planning Board recommended approval of the proposed rezoning with conditions.

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

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 space 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 Road
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 Road 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.
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 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.

Chris McKinney, developer of property in question, stated this will be an age restricted community for ages 55+ that will be HOA maintained. The Partin family has owned that property for six generations and the development will be known as "Partin Place". Mr. McKinney advised the Board that he has experience with age restricted communities as well as the builder.

The Board had questions as to how the townhomes and duplexes would be laid out since this community will be for retirees.

Mr. McKinney stated that master bedrooms will be located on the ground floor.

Dolores Price, 129 N. Broad Street W., asked if the age restricted community is enforceable under the Equal Housing Opportunity.

Town Attorney Dan Hartzog, Jr. stated he is unaware of any provisions preventing the age restrictions within the community.

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

Board Action: The Town Board unanimously voted to table the conditional rezoning until October's meeting for the Town Attorney to research age based zoning conditions prior to approval.

Motion: Commissioner Coats

Vote: 4-0; unanimous

New Business

1. Classification & Pay Study Proposed Revisions

Town Manager Gerry Vincent stated that 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 proposal 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. The financial impact for the study is \$5,000.

The Board questioned why couldn't the Town do this revision from within.

Mr. Vincent stated at the time of the first study the Town did not have a Human Resources Director, however she will be a part of this study and going forward to save on the cost.

Commissioner Kazakavage stated he has already begun working on this study himself and is almost finished. He has contacted the NC League of Municipalities and got information and doesn't see why we can't complete this internally. Mr. Vincent informed Commissioner Kazakavage that the NC League of Municipality's numbers are not currently up to date; the consultants will be looking at several factors such as pay ranges, education, and experience. Also, some pay classifications have been added since 2019 that will need to be incorporated into our pay study.

It was the consensus of the Board for Commissioner Kazakavage to move forward with creating a salary study and work with the Human Resources Director to report findings at the October meeting.

2. Water Distribution Core System Replacement Budget Ordinance

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

Board Action: The Town Board unanimously voted to approve the Water Distribution Core System Replacement Budget Ordinance in the amount of \$4,250,000.

Motion: Mayor Pro-tem Hawley

Vote: 4-0, unanimous

3. Elevated Water Storage Tank Replacement

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

Board Action: The Town Board unanimously voted to approve the Elevated Water Storage Tank Replacement in the amount of \$2,456,250.

Motion: Mayor Pro-tem Hawley

Vote: 4-0, unanimous

Old Business

1. Resolution #R022-2022 – Fixing a Date for Annexation Public Hearing 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 Town Clerk has investigated the sufficiency of the annexation petition, and the next step is for the Board to set the date for the Public Hearing as October 4, 2022.

Board Action: The Town Board unanimously voted to approve Resolution #R022-2022 Fixing a Date for Annexation Public Hearing submitted by Daniel & Janet Gardner and Kenneth & Debra Gardner for October 4, 2022.

Motion: Mayor Pro-tem Hawley

Vote: 4-0, unanimous

2. Resolution #R023-2022 – Fixing a Date for Annexation Public Hearing 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 Town Clerk has investigated the sufficiency of the annexation petition, and the next step is for the Board to set the date for the Public Hearing as October 4, 2022.

Board Action: The Town Board unanimously voted to approve Resolution #R023-2022 Fixing a Date for Annexation Public Hearing submitted by Rebecca Partin for October 4, 2022.

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

3. Resolution #R024-2022 – Fixing a Date for Annexation Public Hearing 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 & Kennebec Road, Angier, NC (Harnett PIN's: 0674-76-8650.000; 0674-76-8919.000; 0674-87-0285.000; Wake PIN: 0674871973). The Town Clerk has investigated the sufficiency of the annexation petition, and the next step is for the Board to set the date for the Public Hearing as October 4, 2022.

Board Action: The Town Board unanimously voted to approve Resolution #R024-2022 Fixing a Date for Annexation Public Hearing submitted by Taylor Morrison of Carolinas, Inc. for October 4, 2022.

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

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

Planning Director Sean Johnson stated staff has received a voluntary annexation petition submitted by Doris Collins for approximately 0.942 acres located on E. Wimberly Street, 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 for the Public Hearing as October 4, 2022.

Board Action: The Town Board unanimously voted to approve Resolution #R025-2022 Fixing a Date for Annexation Public Hearing submitted by Doris Collins for October 4, 2022.

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

Manager's Report

- Department Reports (Informational Items included in Agenda packets)

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

1. 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.

Mayor & Town Board Reports

Board Action: The Town Board unanimously voted to go into Closed Session pursuant to NCGS 143-318.00 (a)(3) & (a)(9) to review previous closed session minutes and to discuss plans for public safety at approximately 9:19pm.

Motion: Commissioner Price

Vote: 4-0, unanimous

Board Action: The Town Board unanimously voted to reconvene in open session at approximately 10:50pm.

Motion: Mayor Pro-tem Hawley

Vote: 4-0, unanimous

Board Action: The Town Board unanimously voted to approve Closed Session minutes from November 16, 2021 to June 21, 2022.

Motion: Mayor Pro-tem Hawley

Vote: 4-0, unanimous

Adjournment: Being no further business, the Town Board voted unanimously to adjourn the meeting at 10:51pm.

Motion: Mayor Pro-tem Hawley

Vote: 4-0; unanimous

Robert K. Smith, Mayor

Attest:

Veronica Hardaway, Town Clerk

PUBLIC HEARINGS



Board of Commissioners Agenda Report

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

MEETING DATE: October 4, 2022
PREPARED BY: Sean Johnson
ISSUE: Voluntary Annexation Petition
CONSIDERED:
DEPARTMENT: Planning & Inspections

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 Board set the date of the Public Hearing for the October 4th Board meeting.

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

FINANCIAL IMPACT: N/A

RECOMMENDATION: N/A

REQUESTED MOTION: I move to approve the annexation petition submitted by 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

Ordinance No.: A009-2022
Date Adopted: October 4, 2022

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

WHEREAS, the Town of Angier Board of Commissioners has been petitioned under N.C. General Statute § 160A – 58.1 by property owner Doris J. Collins, on July 28, 2022, to annex the area described in said petition and portion of Harnett County (Harnett County PIN: 0684-03-0781.000) described below; and,

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

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

WHEREAS, there has been a Public Hearing on the question of this annexation, which has taken place on Tuesday, October 4, 2022, at or shortly thereafter 6:30 p.m. inside the Angier Municipal Building Board Room, after due notice by publication in the *Daily Record* and,

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

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

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

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

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

Section 1. By virtue of the authority granted by N.C. General Statutes § 160A-58.2, the following described noncontiguous property is hereby annexed and made part of The Town of Angier, North Carolina, as of October 4, 2022;

Being more particularly 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 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 22.26 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 2. Upon and after October 4, 2022, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in The Town of Angier and shall be entitled to the same privileges and benefits as other parts of The Town of Angier. Said territory shall be subject to municipal taxes according to General Statute § 160A-58-10.

Section 3. The Mayor of the Town of Angier, North Carolina, shall cause to be recorded in the office of the Registrar of Deeds of Harnett County, and in the office of the Secretary of State in Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1. above, together with a duly certified copy of this Ordinance. Such a map shall also be delivered to the Harnett County Board of Elections, as required by N.C. General Statutes § 163-288.1.

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

Duly adopted by the Angier Board of Commissioners on this the 4th day of October, 2022, during their regularly scheduled monthly meeting.

ATTEST:

Robert K. Smith, Mayor

Veronica Hardaway, Town Clerk

APPROVED AS TO
FORM:

Dan Hartzog Jr., Town Attorney



Robert K. Smith
Mayor

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



Veronica Hardaway
Town Clerk

Gerry Vincent
Town Manager

PROCEDURE FOR VOLUNTARY ANNEXATION PETITION

THE PROCESS:

(Time Frame: 60 - 90 days)

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

SUBMITTAL CHECKLIST:

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

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



Robert K. Smith
Mayor

Town of Angier

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



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

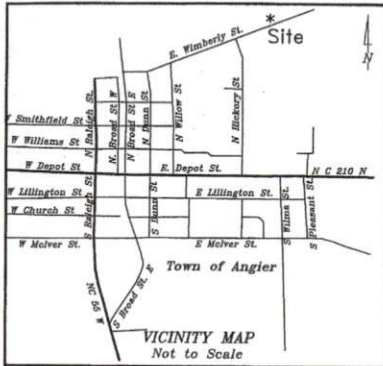
I, Nancy S. Stencil, a Notary Public for said County and State, do hereby certify that Mona Kim Collins for Doris Collins personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

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.





Map Book 21, Page 54

LEGEND:

- | | |
|-----------------------------------|-----------------------|
| — Lines Surveyed | TP Telephone Pedestal |
| - - - Lines Not Surveyed | WM Manhole |
| - - - Tie or Adjoining Lines | WM Water Meter |
| - - - Right of Way Lines | Exmt. Easement |
| EP/MS Existing Iron Pipe or Stake | R/W Right-of-Way |
| ECM Existing Concrete Monument | Centerline |
| EPK Existing P.K. Nail | PC Plat Cabinet |
| PKS P.K. Nail Set | DB Deed Book |
| EMN Existing MAG Nail | Plat Book |
| MNS MAG Nail Set | BM Book of Maps |
| ISS Iron Stake Set | PI Parcel Identifier |
| CSS Cotton Spindle Set | W Number |
| ECG Existing Cotton Spindle | Ac. Acres |
| ERS Railroad Spike | Sq. Ft. square feet |
| ELS Existing Lightwood Stake | CP Computed Point |
| PP Power Pole | [] Street Address |
| OHE Overhead Electric Lines | |
| PH Fire Hydrant | |
- N.C.G.S. North Carolina Geodetic Survey
NAD 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 See Page Ref., etc.) (other); that the boundaries not surveyed are shown clearly indicated as drawn from information found in references as shown hereon; 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 20th 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 hereon. The Angier Board of Commissioners adopted the resolution to annex this property on the day of 2022.

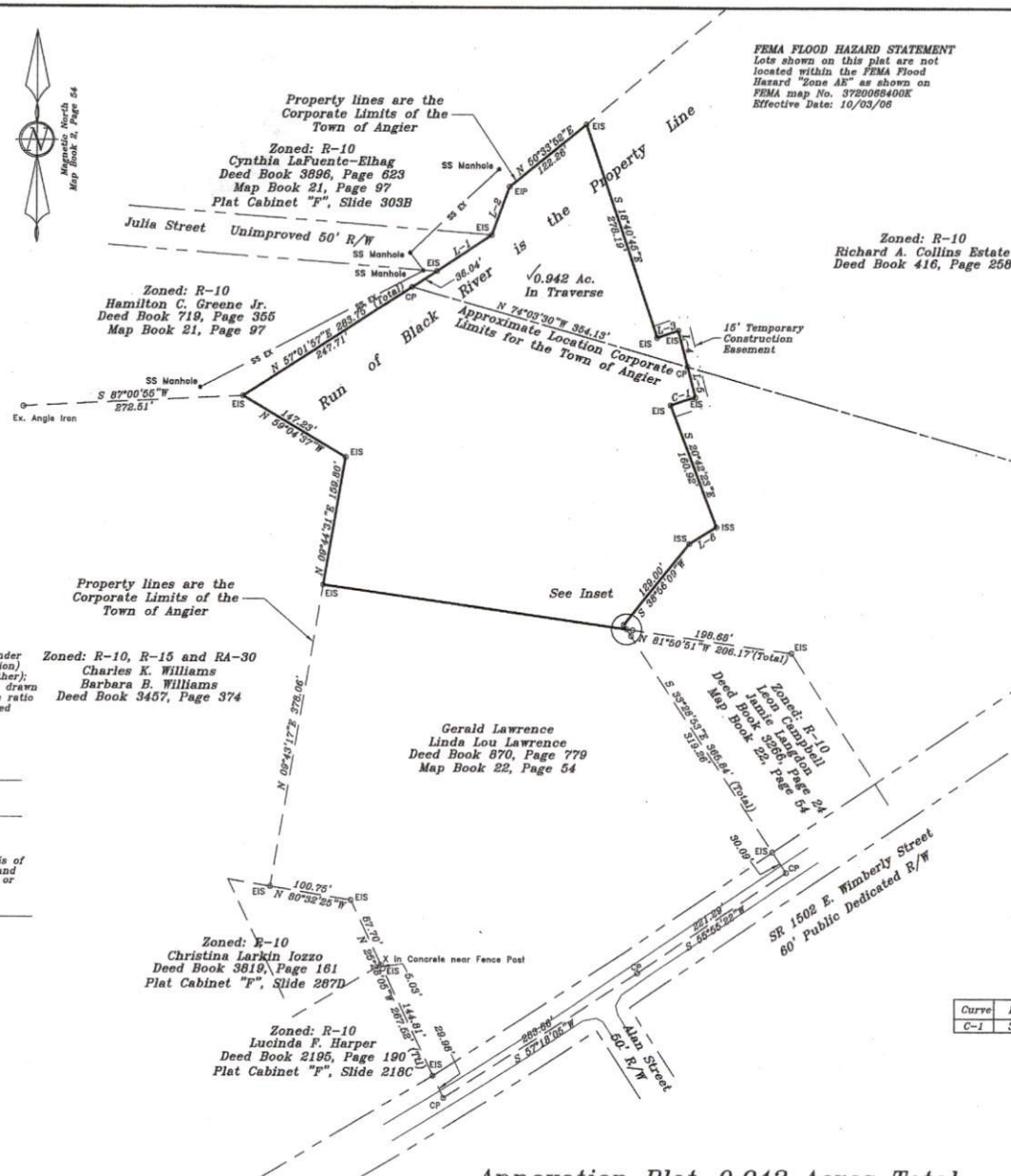
Town Clerk Date

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-376 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 -



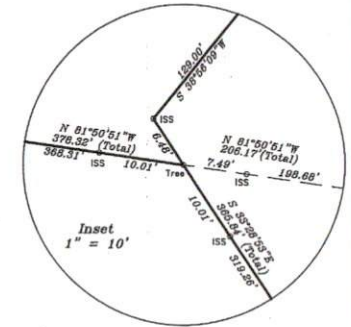
FEMA FLOOD HAZARD STATEMENT
Lots shown on this plat are not located within the FEMA Flood Hazard "Zone AE" as shown on FEMA map No. 3720088400K Effective Date: 10/03/06

CERTIFICATION OF OWNERSHIP ANGIER, NORTH CAROLINA

We hereby certify that we are the trustees of the property shown and described hereon and that we hereby adopt this plan of annexation with our free consent.

Owner Date

Zoned: R-10
Richard A. Collins Estate
Deed Book 416, Page 258



Town of Angier Minimum Building Setbacks Zoned R-10

Front: 20' from R/W of Local Streets
Side Line: 10'
Corner Lot by Street: 20'
Rear Line: 15'

Note
The property shown hereon is located in Watershed District IV, Protected.

Course	Bearing	Distance
L-1	N 58°28'28" E	20.95'
L-2	N 19°48'01" E	63.86'
L-3	N 71°19'16" E	27.48'
L-4	S 14°35'09" E	46.00'
L-5	S 14°35'09" E	36.02'
L-6	S 50°06'36" W	59.16'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C-1	300.00'	32.05'	6°07'14"	32.03'	S 72°21'14" W

REFERENCES:
Deed Book 416, Page 258 (Title to Collins)
Deed Book 870, Page 779 (Title to Lawrence)
Map Book 11, Page 112
Map Book 22, Page 54
Plat Cabinet "D", Slide 68A
Map Number 2022-240
Unrecorded map entitled Richard A. Collins by Stancil and Associates, Dated 9-16-88
All others as shown and/or noted hereon

Annexation Plat-0.942 Acres Total into the Town of Angier

Revisions:		Owned by and Mapped for: Richard A. Collins Estate 659 East Wimberville Street Angier, NC 27501	
TOWNSHIP: BLACK RIVER	COUNTY: HARNETT	DATE: 5-19-2022	SURVEYED BY: SC/TF
STATE: NORTH CAROLINA	PID: 040684 0047 2	SCALE: 1" = 100'	DRAWN BY: CA/PAN
ZONE: R-10	PIN: 0684-03-0781	CHECKED & CLOSURE BY: ✓	FIELD BOOK LHBR955.cgr
			DRAWING FILE NO. LHBR-955A

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



Board of Commissioners Agenda Report

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

MEETING DATE: October 4, 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 Camden Place subdivision (Formerly Caitlin Meadows) approved by the Board of Adjustment on August 24, 2021.

The Town Clerk has investigated the sufficiency of the annexation petition, and the Board set the date of the Public Hearing for the October 4th Board meeting.

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

FINANCIAL IMPACT: N/A

RECOMMENDATION: N/A

REQUESTED MOTION: I move to approve the annexation petition submitted by 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

Ordinance No.: A010-2022
Date Adopted: October 4, 2022

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

WHEREAS, the Town of Angier Board of Commissioners has been petitioned under N.C. General Statute § 160A – 58.1 by property owner Taylor Morrison of Carolinas, Inc., on July 28, 2022, to annex the area described in said petition and inclusive to Harnett/Wake Counties (Harnett County PINs: 0674-76-8650.000; 0674-76-8919.000; 0674-87-0285.000; Wake PIN: 0674871973) described below; and,

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

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

WHEREAS, there has been a Public Hearing on the question of this annexation, which has taken place on Tuesday, October 4, 2022, at or shortly thereafter 6:30 p.m. inside the Angier Municipal Building Board Room, after due notice by publication in the *Daily Record* and,

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

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

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

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

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

Section 1. By virtue of the authority granted by N.C. General Statutes § 160A-58.2, the following described noncontiguous property is hereby annexed and made part of The Town of Angier, North Carolina, as of October 4, 2022;

Being more particularly 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 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 2. Upon and after October 4, 2022, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in The Town of Angier and shall be entitled to the same privileges and benefits as other parts of The Town of Angier. Said territory shall be subject to municipal taxes according to General Statute § 160A-58-10.

Section 3. The Mayor of the Town of Angier, North Carolina, shall cause to be recorded in the office of the Registrar of Deeds of Harnett/Wake Counties, and in the office of the Secretary of State in Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1. above, together with a duly certified copy of this Ordinance. Such a map shall also be delivered to the Harnett/Wake Counties Board of Elections, as required by N.C. General Statutes § 163-288.1.

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

Duly adopted by the Angier Board of Commissioners on this the 4th day of October, 2022, during their regularly scheduled monthly meeting.

ATTEST:

Robert K. Smith, Mayor

Veronica Hardaway, Town Clerk

APPROVED AS TO
FORM:

Dan Hartzog Jr., Town Attorney



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

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

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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

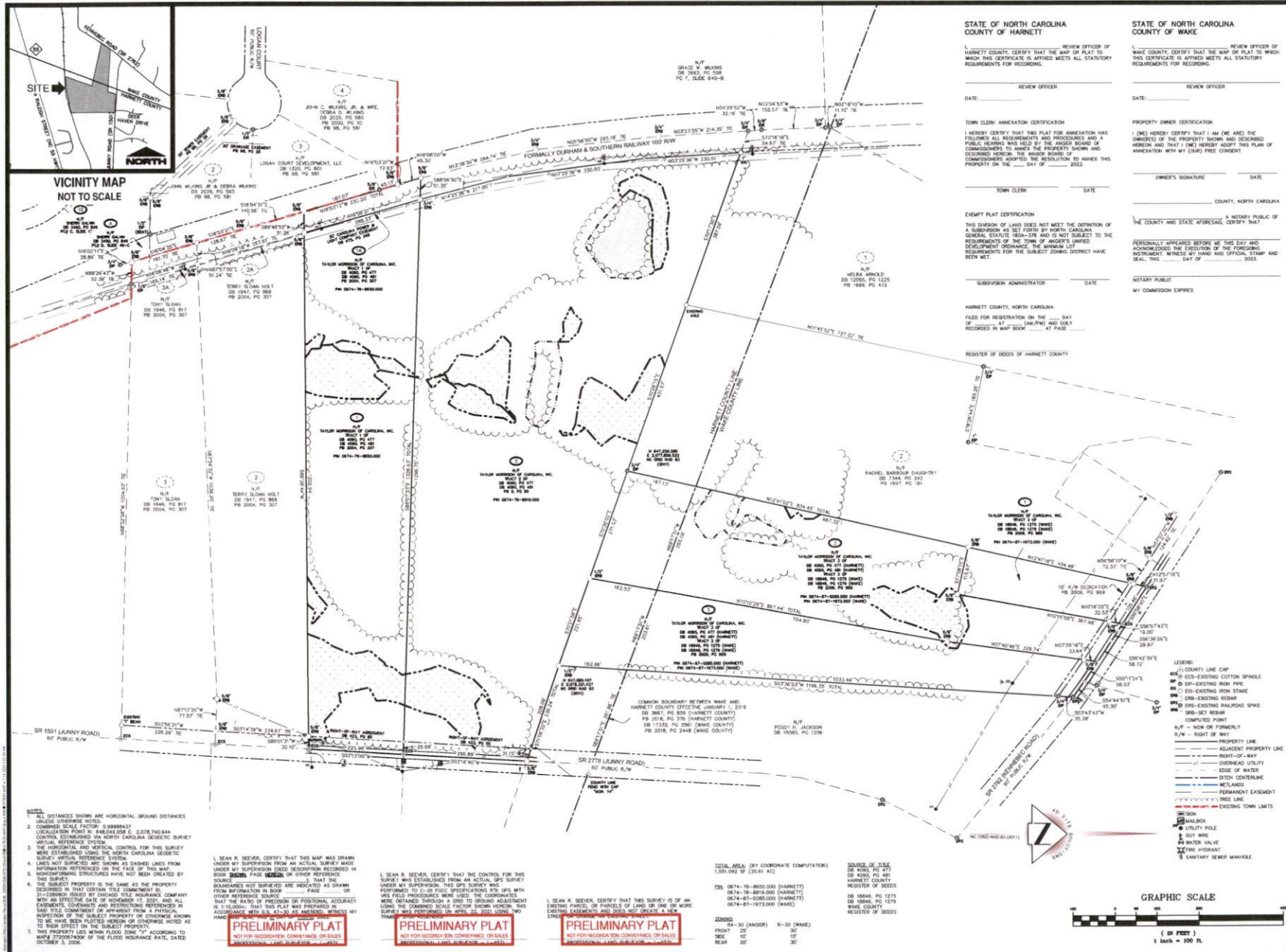
I, Aleashia Browning, a Notary Public for said County and State, do hereby certify that Mark Altman personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

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

Aleashia Browning
Notary Public

Complete if property is owned by CORPORATION.





STATE OF NORTH CAROLINA
COUNTY OF HARNETT

I, REVIEW OFFICER OF
HARNETT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH
THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY
REQUIREMENTS FOR RECORDING.

REVIEW OFFICER
DATE: _____

TOWN CLERK ANNEXATION CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT FOR ANNEXATION WAS
FOLLOWED ALL REQUIREMENTS AND PROCEDURES, AND A
PUBLIC HEARING WAS HELD BY THE ANGER BOARD OF
COMMISSIONERS TO ANNEX THE PROPERTY SHOWN AND
DECORATED HEREON. THE ANGER BOARD OF
COMMISSIONERS ADOPTED THE RESOLUTION TO ANNEX THIS
PROPERTY ON THE _____ DAY OF _____, 2022.

TOWN CLERK
DATE: _____

EXEMPT PLAT CERTIFICATION

THIS DIVISION OF LAND DOES NOT MEET THE DEFINITION OF
A SUBDIVISION AS SET FORTH BY NORTH CAROLINA
GENERAL STATUTE 180A-316 AND IS NOT SUBJECT TO THE
REQUIREMENTS OF THE TOWN OF ANGER, LIMITED
REQUIREMENTS FOR THE SUBDIVISION DISTRICT HAVE
BEEN MET.

SUBDIVISION ADMINISTRATOR
DATE: _____

HARNETT COUNTY, NORTH CAROLINA
FILED FOR REGISTRATION ON THE _____ DAY OF
_____ AT _____ LAMPHAM AND GARY
RECORDED IN MAP BOOK _____ AT PAGE _____

REGISTER OF DEEDS OF HARNETT COUNTY

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, REVIEW OFFICER OF
WAKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH
THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY
REQUIREMENTS FOR RECORDING.

REVIEW OFFICER
DATE: _____

PROPERTY OWNER CERTIFICATION

I (WE) HEREBY CERTIFY THAT I (WE ARE) THE
OWNER(S) OF THE PROPERTY SHOWN AND DECORATED
HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF
ANNEXATION WITH MY (OUR) FREE CONSENT.

OWNER'S SIGNATURE
DATE: _____

I, A NOTARY PUBLIC OF
THE COUNTY AND STATE AFORESAID, CERTIFY THAT:

PERSONALLY APPEARED BEFORE ME THIS DAY AND
ACKNOWLEDGED THE EXECUTION OF THE FOREGOING
INSTRUMENT BY HAND AND OFFICIAL STAMP AND
SEAL, THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____



REVISIONS

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCE OR SALE

PROJECT NAME
**ANNEXATION
MAP FOR TOWN
OF ANGER**

CAMDEN PLACE

JUNNY ROAD &
KENNEBEC ROAD
BLACK RIVER TOWNSHIP &
MIDDLE CREEK TOWNSHIP
NEAR ANGER & KENNEBEC
HARNETT & WAKE COUNTY
NORTH CAROLINA

CLIENT
**TAYLOR MORRISON
OF CAROLINA, INC**

15501 Western Parkway - Suite 100
Cary, North Carolina 27513
Cary: (919) 401-1232

PROJECT INFORMATION

SURVEYED BY	CLIFF
DRAWN BY	SEAN
CHECKED BY	JANNY
PROJECT NUMBER	176

DRAWING SCALE
HORIZONTAL 1"=100'

DATE SURVEYED
APRIL 22, 2021

SHEET NUMBER
1

NOTES:
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES
UNLESS OTHERWISE NOTED.
2. COMBINED SCALE FACTOR: 0.99999427
LOCALIZATION POINT IN 84/85 AD 50 E 107E 74.844
CONTROL ESTABLISHED BY NORTH CAROLINA GEODETIC SURVEY
VIRTUAL REFERENCE SYSTEM
3. THE HORIZONTAL AND VERTICAL CONTROL FOR THIS SURVEY
WERE ESTABLISHED USING THE NORTH CAROLINA GEODETIC
SURVEY VIRTUAL REFERENCE SYSTEM
4. LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM
INFORMATION REFERENCED ON THE FACE OF THIS MAP
5. MONUMENTARY STRUCTURES HAVE NOT BEEN CREATED BY
THIS SURVEY
6. THE SURVEYED PROPERTY IS THE SAME AS THE PROPERTY
DESCRIBED IN THAT CERTAIN TITLE COMMITMENT 01-
31-000000 ISSUED BY CHICAGO TITLE INSURANCE COMPANY
WITH AN EFFECTIVE DATE OF NOVEMBER 12, 2021, AND ALL
EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN
SAID TITLE COMMITMENT OR ANY PART THEREOF, INCLUDING
TO THE EFFECT OF THE SUBJECT PROPERTY
7. THIS PROPERTY LIES WITHIN FLOOD ZONE "X" ACCORDING TO
MAPS "FLOODPLAIN OF THE FLOOD INSURANCE RATE, DATED
OCTOBER 3, 2006.

I, SEAN R. SEEVER, CERTIFY THAT THIS MAP WAS DRAWN
UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE
UNDER MY SUPERVISION (EXCEPT DESCRIPTIONS RECORDED IN
BOOK _____ PAGE _____ OF OTHER REFERENCE
SOURCE). I, SEAN R. SEEVER, CERTIFY THAT THE CONTROL FOR THIS
SURVEY WAS OBTAINED FROM AN ACTUAL GPS SURVEY
PERFORMED BY ME OR A PERSON UNDER MY SUPERVISION
USING THE COMBINED SCALE FACTOR SHOWN HEREON. THIS
SURVEY WAS PERFORMED ON APRIL 22, 2021, USING THE
GPS SURVEYING METHOD.

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCE OR SALE

I, SEAN R. SEEVER, CERTIFY THAT THE CONTROL FOR THIS
SURVEY WAS OBTAINED FROM AN ACTUAL GPS SURVEY
PERFORMED BY ME OR A PERSON UNDER MY SUPERVISION
USING THE COMBINED SCALE FACTOR SHOWN HEREON. THIS
SURVEY WAS PERFORMED ON APRIL 22, 2021, USING THE
GPS SURVEYING METHOD.

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCE OR SALE

I, SEAN R. SEEVER, CERTIFY THAT THIS SURVEY IS OF AN
EXISTING PARCEL OR PARCELS OF LAND OR ONE OF MORE
EXISTING EASEMENTS AND ADJACENT LOTS, BLOCKS, & SUB-
DIVISIONS.

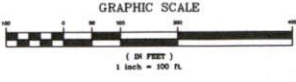
PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCE OR SALE

TOTAL AREA: (BY COORDINATE COMPUTATION)
1,550,092.57 (35.81 AC)

SOURCE OF DATA:
DB 1001, PG 479
DB 1001, PG 480
HARNETT COUNTY
REGISTER OF DEEDS
DB 1001, PG 1275
DB 1001, PG 1276
WAKE COUNTY
REGISTER OF DEEDS

ZONING:
R-30 (ANGER)
R-30 (HARNETT)
R-30 (WAKE)

FRONT 25'
SIDE 15'
REAR 20'



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

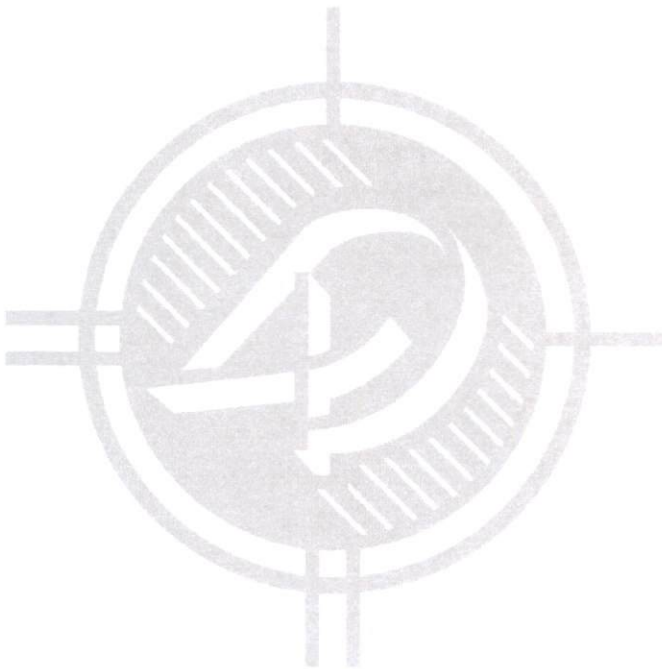
The following described tract of land lies along the western side of SR 1501 (Junny Road) (Harnett County) & SR 2778 (Junny Road) (Wake County) and the southern side of SR 2762 (Kennebec Road) (Wake County) in the Black River Township (Harnett County) and being the deeds duly recorded in Deed Book 921, 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

MEETING DATE: October 4, 2022
PREPARED BY: Sean Johnson
ISSUE: Voluntary Annexation Petition
CONSIDERED:
DEPARTMENT: Planning & Inspections

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).

This is the site of the Gardner Farms subdivision approved by the Board on September 6th.

The Town Clerk has investigated the sufficiency of the annexation petition and the Board set the date of the Public Hearing for the October 4th Board meeting.

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

FINANCIAL IMPACT: N/A

RECOMMENDATION: N/A

REQUESTED MOTION: I move to approve the annexation petition submitted by Daniel & Janet Gardner and Kenneth & Debra Gardner.

REVIEWED BY TOWN MANAGER:

Attachments:

Voluntary Annexation Petition
Property Survey



Town of Angier

Robert K. Smith
Mayor

Gerry Vincent
Town Manager

Ordinance No.: A011-2022
Date Adopted: October 4, 2022

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

WHEREAS, the Town of Angier Board of Commissioners has been petitioned under N.C. General Statute § 160A – 58.1 by property owners Daniel & Janet Gardner and Kenneth & Debra Gardner, on July 28, 2022, to annex the area described in said petition and inclusive to Harnett County (Harnett County PINs: 0673-72-4977.000; 0673-72-7501.000) described below; and,

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

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

WHEREAS, there has been a Public Hearing on the question of this annexation, which has taken place on Tuesday, October 4, 2022, at or shortly thereafter 6:30 p.m. inside the Angier Municipal Building Board Room, after due notice by publication in the *Daily Record* and,

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

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

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

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

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

Section 1. By virtue of the authority granted by N.C. General Statutes § 160A-58.2, the following described noncontiguous property is hereby annexed and made part of The Town of Angier, North Carolina, as of October 4, 2022;

Being more particularly 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, 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 2. Upon and after October 4, 2022, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in The Town of Angier and shall be entitled to the same privileges and benefits as other parts of The Town of Angier. Said territory shall be subject to municipal taxes according to General Statute § 160A-58-10.

Section 3. The Mayor of the Town of Angier, North Carolina, shall cause to be recorded in the office of the Registrar of Deeds of Harnett County, and in the office of the Secretary of State in Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1. above, together with a duly certified copy of this Ordinance. Such a map shall also be delivered to the Harnett County Board of Elections, as required by N.C. General Statutes § 163-288.1.

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

Duly adopted by the Angier Board of Commissioners on this the 4th day of October, 2022, during their regularly scheduled monthly meeting.

ATTEST:

Robert K. Smith, Mayor

Veronica Hardaway, Town Clerk

APPROVED AS TO
FORM:

Dan Hartzog Jr., Town Attorney



Robert K. Smith
Mayor

Town of Angier

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

Veronica Hardaway
Town Clerk



Gerry Vincent
Town Manager

PROCEDURE FOR VOLUNTARY ANNEXATION PETITION

THE PROCESS:

(Time Frame: 60 - 90 days)

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

SUBMITTAL CHECKLIST:

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

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



Robert K. Smith
Mayor

Town of Angier

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

Veronica Hardaway
Town Clerk



Gerry Vincent
Town Manager

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

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

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

0673-72-4977.000

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 8TH day of JUNE, 20 22. My commission expires DEC. 9TH, 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 8TH day of JUNE, 20 22. My commission expires DEC. 9TH, 20 25.

Brandon Brown
Notary Public

(SEAL)

Complete if property is owned by CORPORATION.





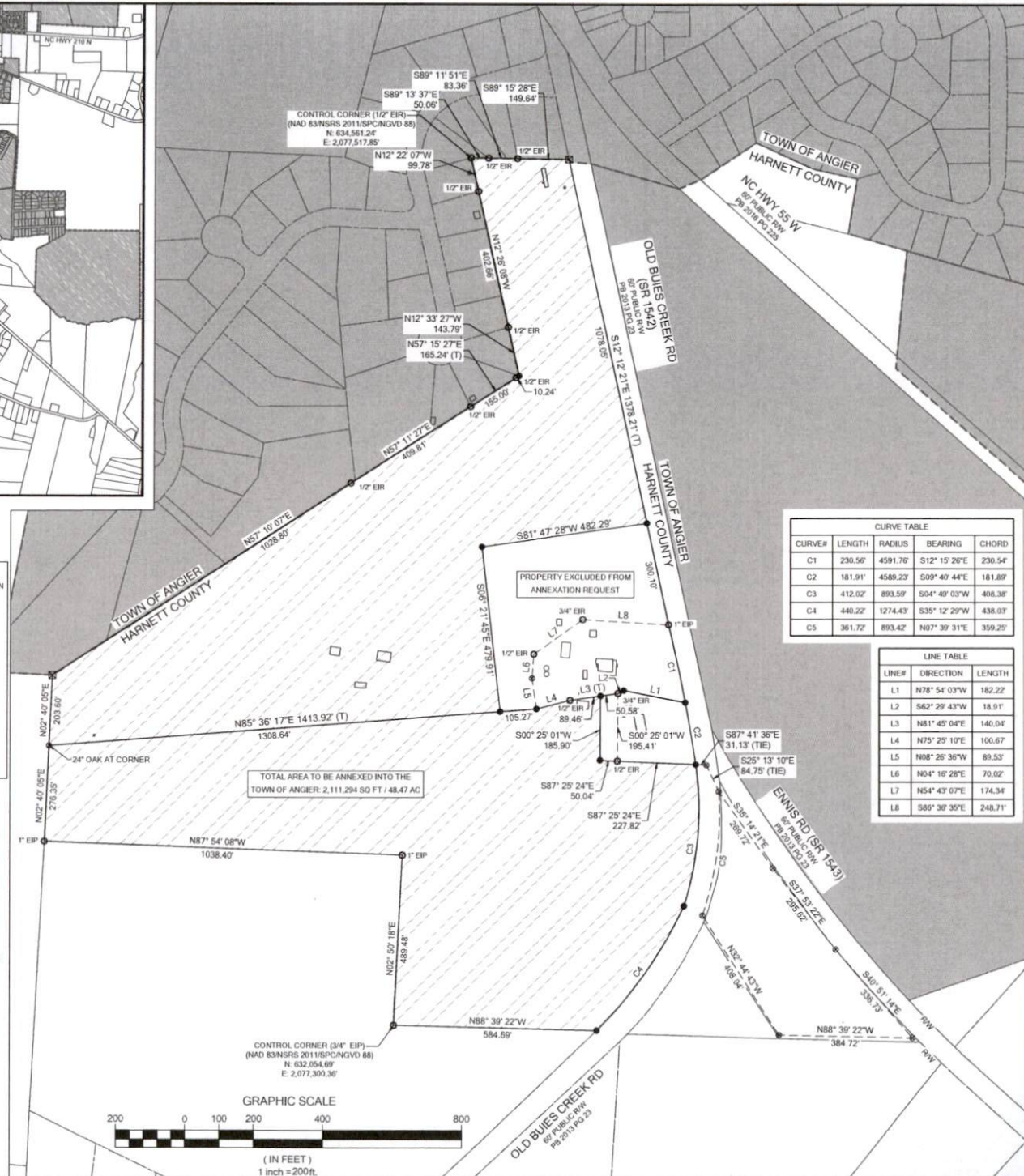
VICINITY MAP
NOT TO SCALE

- NOTES**
- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
 - ALL DISTANCE ARE HORIZONTAL GROUND DISTANCE AND ALL BEARINGS ARE BASED ON GPS OBSERVATIONS, NAD83 / NRS 2011 / SPC, UNLESS OTHERWISE SHOWN.
 - PROPERTY LIES IN ZONE "1" PER NATIONAL INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS #3720062001, DATED 10/03/2006.
 - PROPERTIES ZONED RA-30 FOR ANGER PER HARNETT COUNTY GIS.
 - AREAS COMPUTED BY COORDINATE METHOD.
 - THIS MAP HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
 - 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.
 - 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	NORTH
IRON PIPE SET	EAST
PK NAIL SET	SOUTH
PK NAIL FOUND	WEST
NORTH	NORTHEAST
EAST	SOUTHEAST
SOUTH	SOUTHWEST
WEST	NORTHWEST
NORTHEAST	DEED BOOK
SOUTHEAST	PAGE
SOUTHWEST	BOOK OF MAPS
NORTHWEST	RIGHT OF WAY
DEED BOOK	POINT OF BEGINNING
PAGE	TOTAL
BOOK OF MAPS	
RIGHT OF WAY	
POINT OF BEGINNING	
TOTAL	

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



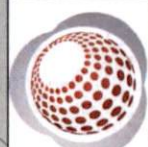
CURVE TABLE

CURVE#	LENGTH	RADIUS	BEARING	CHORD
C1	230.56'	4591.76'	S12° 15' 26"E	230.54'
C2	181.91'	4589.23'	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° 29' 10"E	100.67'
L5	N08° 26' 36"W	89.53'
L6	N04° 16' 28"E	70.02'
L7	N54° 43' 07"E	174.34'
L8	S68° 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 PLAT FOR THE TOWN OF ANGER
EXCLUSIVELY FOR DANIEL W. GARDNER, JR. & JANET FRAZIER GARDNER, AND KENNETH DALE GARDNER & DEBRA ANNE GARDNER
PIN# 0673-72-4977.000, & 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

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.



Board of Commissioners Agenda Report

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

MEETING DATE: October 4, 2022
PREPARED BY: Sean Johnson
ISSUE Voluntary Annexation Petition
CONSIDERED:
DEPARTMENT: Planning & Inspections

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 Board set the date of the Public Hearing for the October 4th Board meeting.

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

FINANCIAL IMPACT: N/A

RECOMMENDATION: N/A

REQUESTED MOTION: I move to approve the annexation petition submitted by 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

Ordinance No.: A012-2022
Date Adopted: October 4, 2022

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

WHEREAS, the Town of Angier Board of Commissioners has been petitioned under N.C. General Statute § 160A – 58.1 by property owner Rebecca Partin, on July 28, 2022, to annex the area described in said petition and inclusive to Harnett County (Harnett County PINs: 0673-35-3156.000; 0673-34-3650.000) described below; and,

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

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

WHEREAS, there has been a Public Hearing on the question of this annexation, which has taken place on Tuesday, October 4, 2022, at or shortly thereafter 6:30 p.m. inside the Angier Municipal Building Board Room, after due notice by publication in the *Daily Record* and,

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

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

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

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

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

Section 1. By virtue of the authority granted by N.C. General Statutes § 160A-58.2, the following described noncontiguous property is hereby annexed and made part of The Town of Angier, North Carolina, as of October 4, 2022;

Being more particularly 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.±.

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 2. Upon and after October 4, 2022, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in The Town of Angier and shall be entitled to the same privileges and benefits as other parts of The Town of Angier. Said territory shall be subject to municipal taxes according to General Statute § 160A-58-10.

Section 3. The Mayor of the Town of Angier, North Carolina, shall cause to be recorded in the office of the Registrar of Deeds of Harnett County, and in the office of the Secretary of State in Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1. above, together with a duly certified copy of this Ordinance. Such a map shall also be delivered to the Harnett County Board of Elections, as required by N.C. General Statutes § 163-288.1.

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

Duly adopted by the Angier Board of Commissioners on this the 4th day of October, 2022, during their regularly scheduled monthly meeting.

ATTEST:

Robert K. Smith, Mayor

Veronica Hardaway, Town Clerk

APPROVED AS TO
FORM:

Dan Hartzog Jr., Town Attorney



Robert K. Smith
Mayor

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



Veronica Hardaway
Town Clerk

Gerry Vincent
Town Manager

PROCEDURE FOR VOLUNTARY ANNEXATION PETITION

THE PROCESS:

(Time Frame: 60 - 90 days)

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

SUBMITTAL CHECKLIST:

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



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. Lewis, 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)

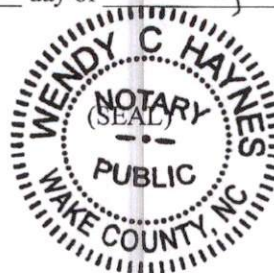
(Owner's Signature)

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. Lewis 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 Summerfield NC
(Owner - Print Name) (Mailing Address) 27358

Ch McK
(Owner's Signature)

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

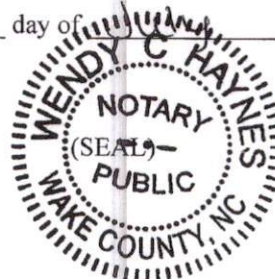
(Owner's Signature)

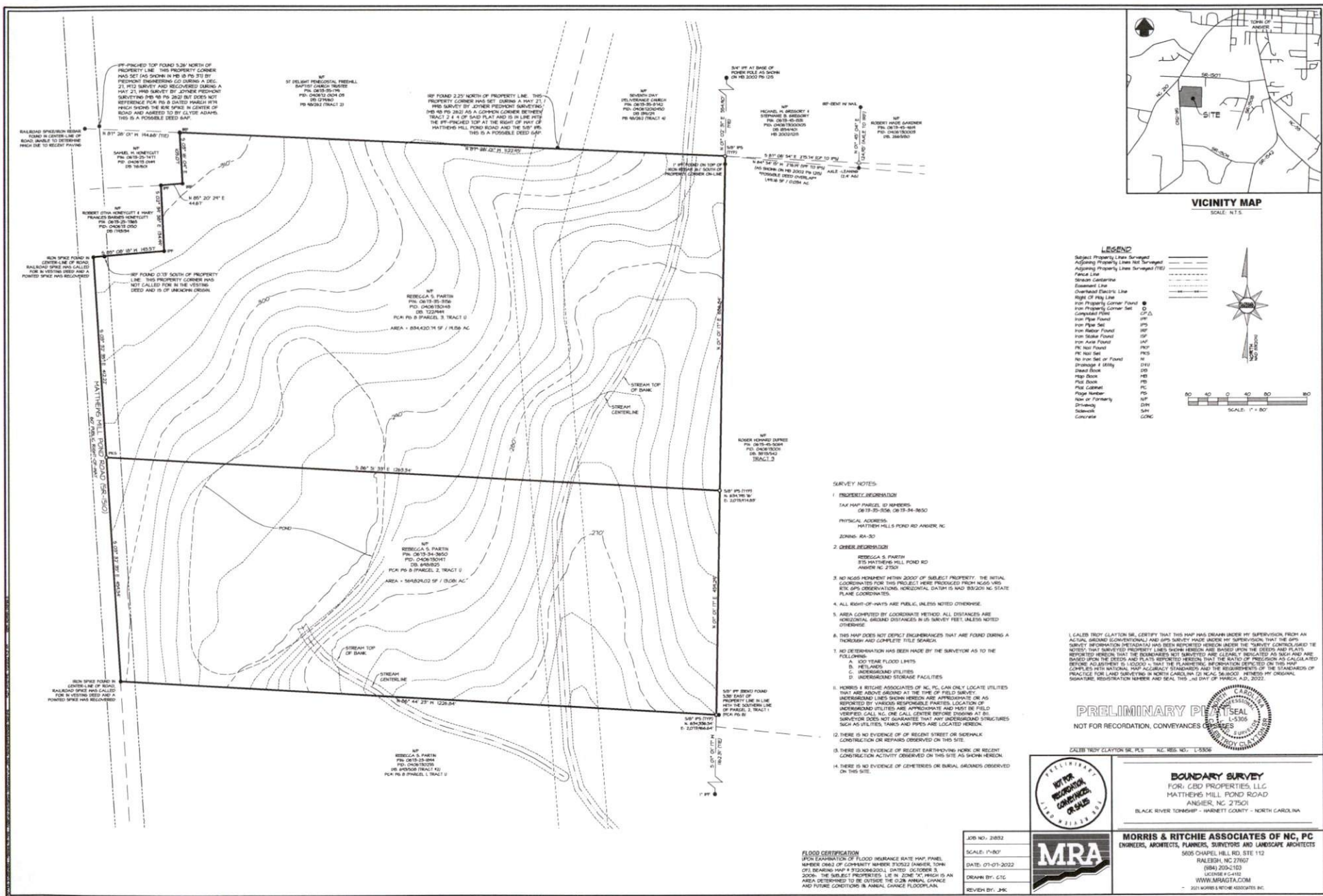
State of NC, County of Wake

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, 20 22 My commission expires 3/15, 2027.

Wendy C Haynes
Notary Public





JOB NO.: 21852
SCALE: 1"=80'
DATE: 07-07-2022
DRAWN BY: CTC
REVIEW BY: JMC



BOUNDARY SURVEY
FOR: CBD PROPERTIES, LLC
MATTHEWS MILL POND ROAD
ANGER, NC 27501
BLACK RIVER TOWNSHIP - HARNETT COUNTY - NORTH CAROLINA

MORRIS & RITCHIE ASSOCIATES OF NC, PC
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
5605 CHAPEL HILL RD, STE 112
RALEIGH, NC 27607
(919) 203-2103
LICENSE # G-4112
WWW.MRAGTA.COM
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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

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 &
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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 $86^{\circ}51'33''$ 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 $03^{\circ}32'35''$ West 412.22 feet to an iron spike found; thence, leaving said road, North $85^{\circ}08'18''$ East 145.57 feet to an iron pipe found; thence, North $02^{\circ}39'38''$ West 134.99 feet to an iron pipe found; thence, North $85^{\circ}20'29''$ East 44.67 feet to an iron rod found; thence North $03^{\circ}16'04''$ West 105.07 feet to an iron rod found; thence, South $87^{\circ}28'01''$ East 1,122.95 feet to an iron pipe set; thence, South $01^{\circ}01'17''$ 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

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



Board of Commissioners Agenda Report

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

MEETING DATE: October 4, 2022
PREPARED BY: Sean Johnson
ISSUE: Rezoning Request
CONSIDERED:
DEPARTMENT: Planning & Inspections

SUMMARY OF ISSUE:

Staff has received a rezoning request from Moises Chavez and Hilda Osorio for the 0.57 acre property at 18 Nordan Street (Harnett PIN: 0674-60-3292.000).

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

The Planning Board recommended approval of the rezoning request at their September 13th meeting. Attached is the rezoning application and staff report for your review.

R-6 Zoning would reduce the setbacks and allow the property owners to build a single family dwelling on the property in question.

FINANCIAL IMPACT: N/A

RECOMMENDATION: Staff recommends approval of the requested.

REQUESTED MOTION: I move to approve the rezoning request to R-6.

REVIEWED BY TOWN MANAGER:

Attachments:

Rezoning Application
Staff Report



REZONING STAFF REPORT

File #: 2022-000770
Staff Contact: Sean Johnson
sjohnson@angier.org (919) 331-6702

Planning Board: September 13, 2022

Public Hearing: October 4, 2022

Requested Rezoning: R-10 to R-6

Applicant Information

Owner of Record:

Name: Moises Chavez & Hilda Osorio

Address: 147 W. Church Street

City/State: Angier, NC

Applicant:

Name: Same as Owner

Address:

City/State:

Property Description

PIN(s): 0674-60-3292.000

Acreage: 0.57 Acres

Address: 18 Nordan Street

Vicinity Map



Zoning Compatibility



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

Physical Characteristics



Aerial Photograph (2021)

Site Description: 0.57 acre property currently vacant

Surrounding Land Uses: Surrounding Land Uses include medium density residential, commercial and recreational uses

Services Available

Water:

- ☒ Public
☐ Private (Well)

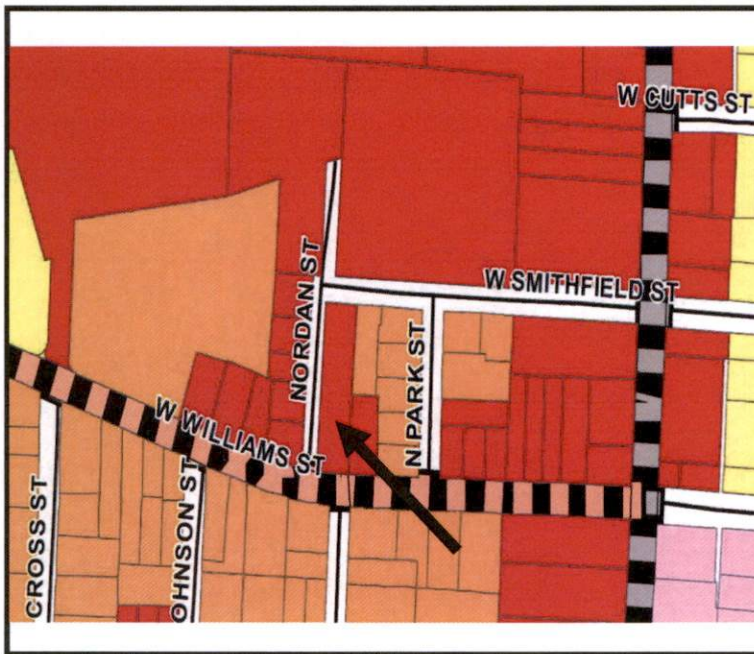
Sewer:

- ☒ Public
☐ Private (Septic Tank)

Transportation:

Accessed by Nordan Street,
W. Smithfield Street and
W. Williams Street

Land Use Classification Compatibility



Future Land Use Map (2021)

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

The Proposed Rezoning **Does Not Align** With The Commercial Designation Shown On The Future Land Use Plan.

Evaluation

- ☒ Yes ☐ No The IMPACT to the adjacent property owners and the surrounding community is reasonable, and the benefits of the rezoning outweigh any potential inconvenience or harm to the community.
REASONING: The requested zoning would allow for zoning that matches the adjacent developed single family lots.
- ☐ Yes ☒ No The requested zoning district is COMPATIBLE with the existing Land Use Classification.
REASONING: The requested zoning is not in line with the Commercial designation shown on the Land Use Plan.
- ☒ Yes ☐ No The proposal does ENHANCE or maintain the public health, safety and general welfare.
REASONING: The requested zoning would allow for the additional housing in harmony 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 R-6 zoning.

Staff Recommendation

The rezoning in question is not in line with the Commercial designation shown on the Future Land Use Map. However, the proposed R-6 zoning will match the adjacent zoning, and facilitate additional infill housing development that will be similar to the adjacent housing.

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

Planning Board Recommendation

At their September 13th meeting, the Planning Board recommended **APPROVAL** of the proposed rezoning.



APPLICATION FOR ZONING CHANGE

Angier Planning Department

55 N. Broad Street W.

Angier, NC 27501

(919)-331-6702



Total Fee: \$400.00

Receipt: _____

Permit: _____

Date: _____

Case #: _____

Property Owner:

Moises Chavez

Name

Hilda Osorio

Address

141 W Church St

City/State/Zip:

Angier NC 27501

E-mail:

mjaosorio2012@hotmail

Phone:

919-610-9610

Applicant:

Name: _____

Address: _____

City/State/Zip: _____

E-mail: _____

Phone: _____

Property Description

PIN(s): 0674 60-3292.000

Acreage: .57 acres

Address:

18 Nordan St, Angier NC 27501

Deed

Book:

3601

Page:

0828

Rezoning Request:

Existing zoning district:

R-10

Requested zoning district:

R-6

Required Attachments:

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

Signatures:

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

Moises Chavez
Hilda Osorio Perez

Property Owner Signature

8/8/22
8/8/22

Date

OR

Authorized Agent Signature

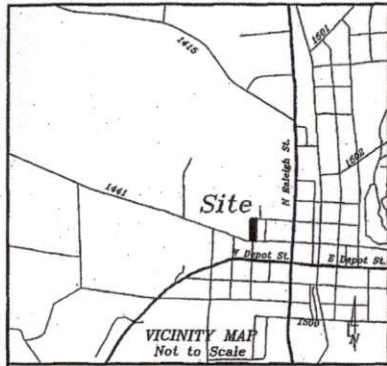
Date

Town of Angier Zoning Ordinance

14.3.3 Map amendments (rezonings).

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

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



- LEGEND:**
- Lines Surveyed
 - Lines Not Surveyed
 - Tie or adjoining lines
 - Right of Way Lines
 - EPK/BS Existing Iron Pipe or Stake
 - ECM Existing Concrete Monument
 - EPK Existing P.E. Nail
 - PMK Existing P.E. Nail
 - EMN Existing MAG Nail
 - MNS MAG Nail Set
 - ISS Iron Stake Set
 - CSS Cotton Spindle Set
 - ECS Existing Cotton Spindle
 - RKS Railroad Spike
 - ELS Existing Lightwood Stake
 - PP Power Pole
 - OHE Overhead Electric Lines
 - PH Fire Hydrant
 - TP Telephone Pedestal
 - MH Manhole
 - WM Water Meter
 - ESM Easement
 - R/W Right-of-Way
 - P.C. Plat Cabinet
 - D.B. Deed Book
 - P.B. Plat Book
 - B.M. Book of Maps
 - PNV Parcel Identifier Number
 - Ac. Acres
 - Sq. Ft. square feet
 - CP Computed Point
 - [] Street Address

N.C.G.S. North Carolina Geodetic Survey
NAD 83 North American Datum of 1983
NAD 27 North American Datum of 1927

NOTES:

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

I, Thomas Lester Stancil, certify that this plat was drawn under my supervision from (an actual survey made under my supervision) (deed description recorded in Book See Page Ref., etc.) (other); that the boundaries not surveyed are shown clearly indicated as drawn from information found in references as shown hereon; 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 15th day of April, A.D. 2018.



Thomas Lester Stancil
Surveyor
L-1512
License Number
I hereby certify that this survey is of another category, such as the combining or recombination of existing parcels, a court ordered survey or other exception to the definition of subdivision.
Thomas Lester Stancil, P.L.S.
Thomas Lester Stancil, P.L.S.

submitted electronically by "Lester Stancil and Associates, P.L.S., PA" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Harnett County Register of Deeds.

Town of Angier
Minimum Building Setbacks
Zoned R-10

Front: 20'
Side Line: 10'
Corner Lot by Street: 20'
Rear Line: 15'

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2018 Apr 19 03:52 PM NC Rev Stamp: \$ 0.00
Book: 2018 Page: 107 Fee: \$ 21.00
Instrument Number: 201805384

RECORDED IN HARNETT COUNTY, MAP NUMBER 2018 - 107



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: 919-639-5602		DATE: 4-18-18 SCALE: 1" = 30' CHECKED & CLOSURE BY:
Surveyed and Mapped for: Moises O. Chavez Hilda Osorio Perez 150 Pleasant Pine Drive Angier, NC 27501	TOWN: ANGIER COUNTY: HARNETT TOWNSHIP: BLACK RIVER STATE: NORTH CAROLINA ZONE: R-10	SURVEYED BY: AKN DRAWN BY: PAN FIELD BOOK DRAWING FILE NO. LHPR-631 T

References
Deed Book 1182, Page 375 (Title to Young)
Map Book 1, Page 12
Map Book 5, Page 70
Plat Cabinet 1, Slide 283
Unrecorded plat by Thomas Lester Stancil, P.L.S.
entitled Spicey Adams Division, dated 2-24-83
Others as shown and/or noted hereon

OLD BUSINESS



Board of Commissioners Agenda Report

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

MEETING DATE: October 4, 2022
PREPARED BY: Sean Johnson
ISSUE: Rezoning Request
CONSIDERED:
DEPARTMENT: Planning & Inspections

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 9th meeting. Attached is the rezoning application, conditions list and staff report for your review.

This item was tabled by the Board at the September 6th meeting.

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, Board Decision: October 4, 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 Space 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 Stub 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

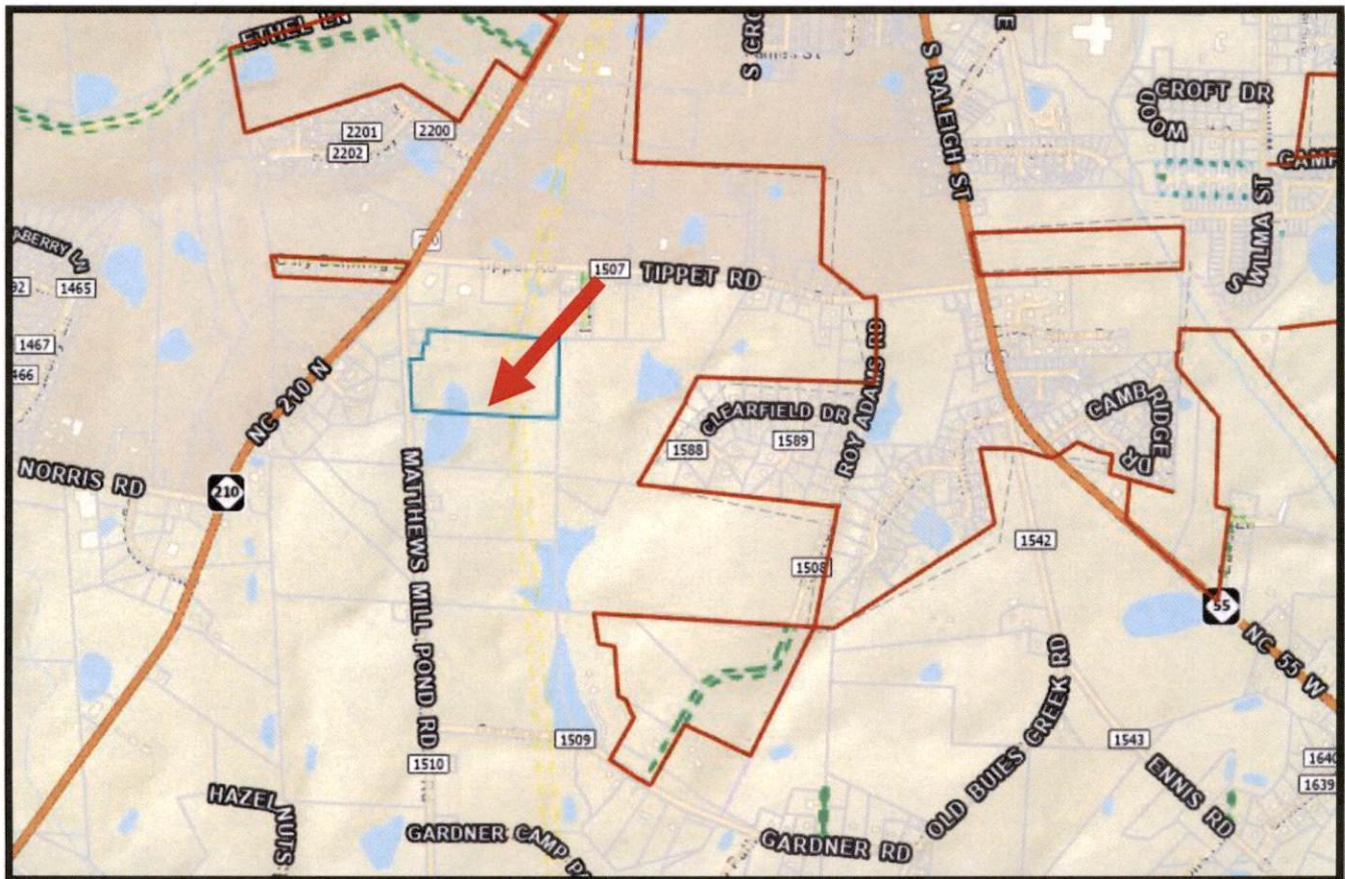
Property Description

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

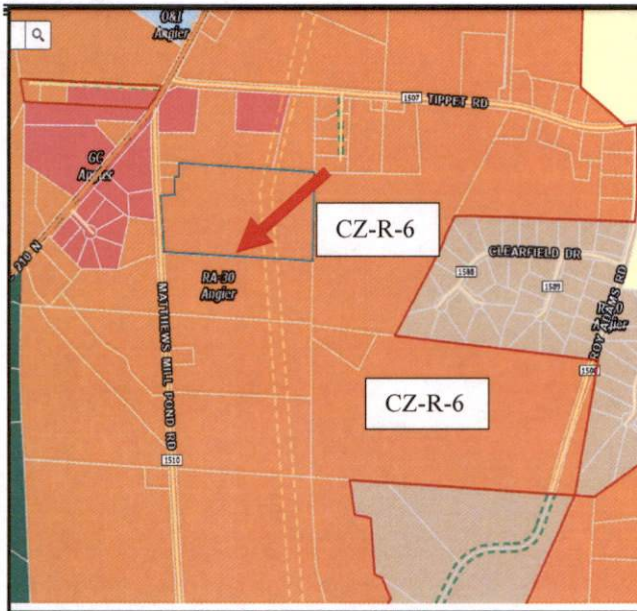
Acreage: 32.23 Acres

Address: Matthews Mill Pond Rd

Vicinity Map

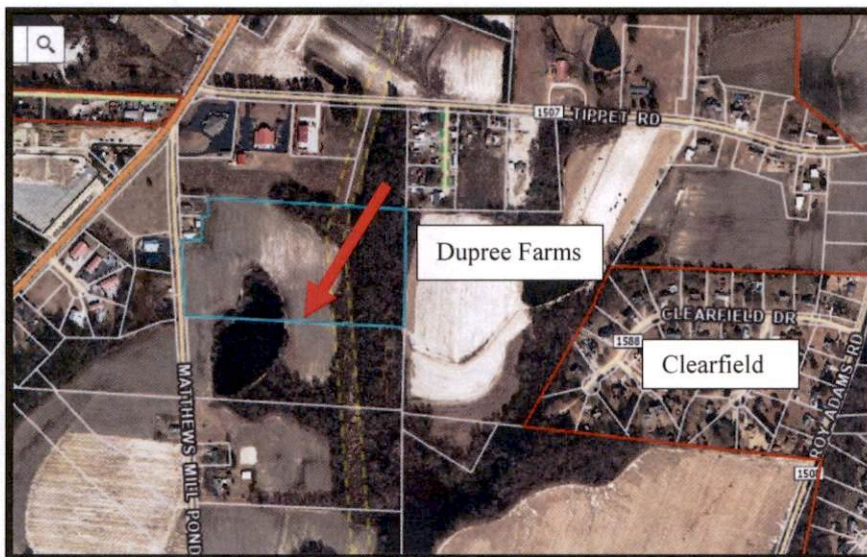


Zoning Compatibility



	CURRENT	PROPOSED
	RA-30	CZ-R-6
Min. Lot Size	30,000sqft	6,000sqft
Parks & Recreation Facilities	P	
Single Family	P	
Multi-Family		P
Schools	P	
Retail		
Restaurant		
Medical Office		
Churches	S	
Governmental 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)

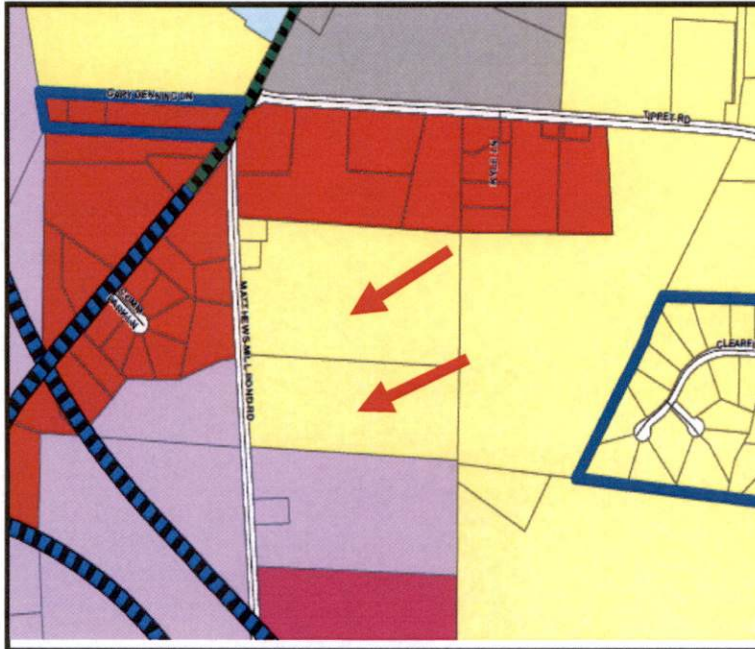
Sewer:

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

Transportation:

Accessed by Matthews Mill Pond Rd & adjacent Dupree Farms subdivision

Land Use Classification Compatibility



Future Land Use Map (2021)

	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		

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).

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 9th 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 Acreage: 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

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.

Sheet List Table			
Sheet Number	Sheet Title	Date	Revised Date
000	COVER	6/30/2022	
001	BOUNDARY SURVEY	6/30/2022	
010	OVERALL SITE PLAN IN AERIAL	6/30/2022	



VICINITY MAP
SCALE: NTS

OWNER:	REBECCA S PARTIN 375 MATTHEW HILL FORD ROAD ANDER, IN 47501
DEVELOPER:	CRD PROPERTIES, LLC PO BOX 483 SHELBYVILLE, IN ATTN: CHRIS MURKIN 330-604-3630
LAND PLANNING, CIVIL ENGINEER:	MORRIS & RESCHKE ASSOCIATES OF IN, PC 3505 CAMPBELL HILL ROAD, SUITE B2 RALEIGH, IN 47807 ATTN: MR. JENNIFER M KEENEY, PE, PLS
SURVEYOR:	MORRIS & RESCHKE ASSOCIATES OF IN, PC 3505 CAMPBELL HILL ROAD, SUITE B2 RALEIGH, IN 47807 ATTN: MR. JENNIFER M KEENEY, PE, PLS
ENVIRON CONSULTING:	MORRIS & RESCHKE ASSOCIATES OF IN, PC 3505 CAMPBELL HILL ROAD, SUITE B2 RALEIGH, IN 47807 ATTN: MR. JAMIE B GUERRERO, PE, CPSM

[illegible]

FOR SITE PLAN REVIEW ONLY
NOT FOR CONSTRUCTION
PLAN IS SUBJECT TO REVISIONS
DURING THE CONSTRUCTION
APPROVAL PROCESS



COVER
FOR
MATTHEWS MILL POND

TOWN OF ANSIE HARNETT COUNTY, NORTH CAROLINA

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
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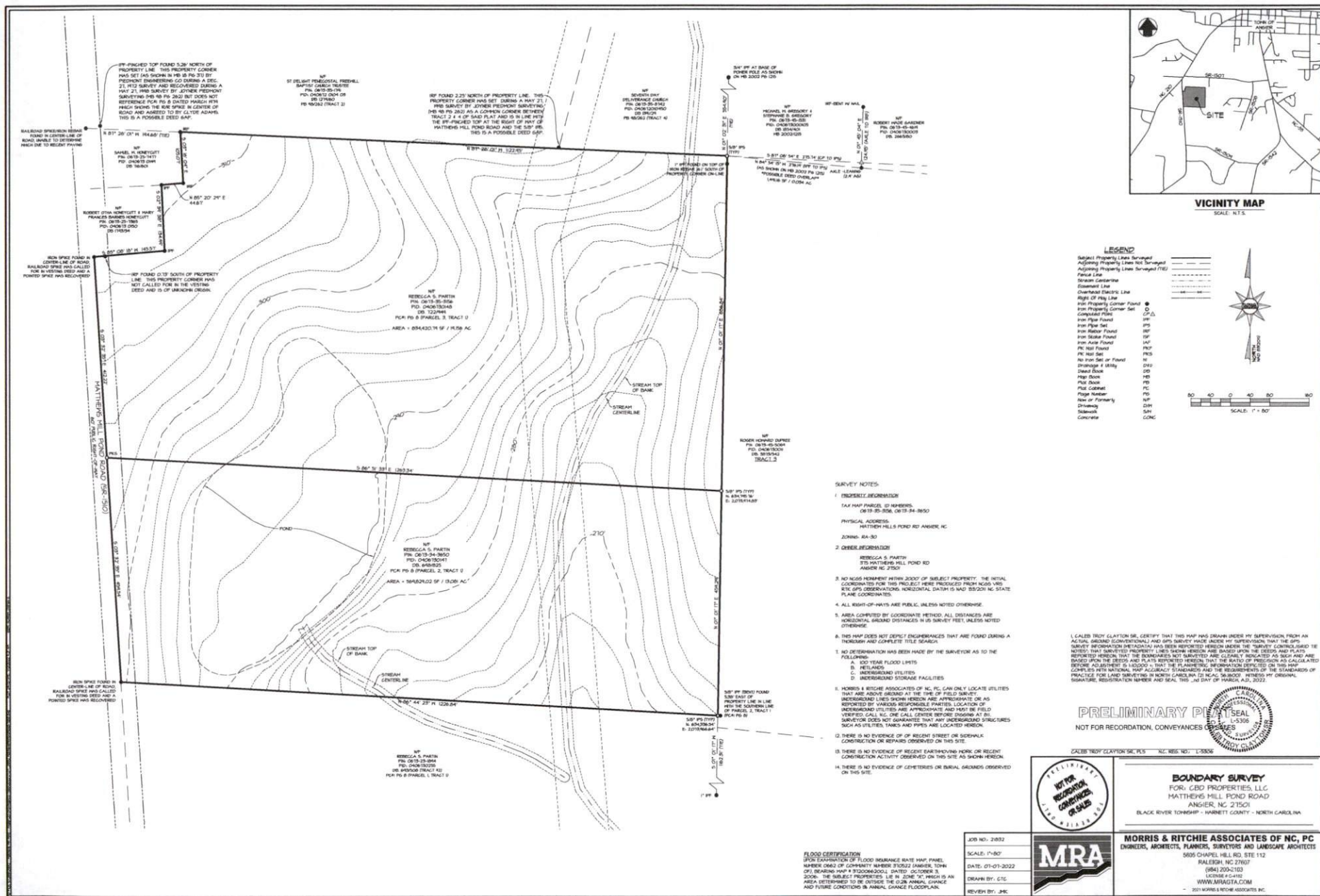


STATUS:	REVISION	SHEET:
PRELIMINARY NOT FOR CONSTRUCTION	--	C0.0

No.	DATE	REVISIONS
		JOB NO. 2120
		SCALE: AS SHOWN
		DATE: 6/30/22
		ENGINEER: J. B. CRAPP
		DESIGN BY: J. B. CRAPP
		SEALING BY: J. B. CRAPP



**Know what's below.
Call before you dig.**



MANAGER'S REPORT &
STAFF REPORTS

TOWN MANAGER'S REPORT
TOWN BOARD MEETING
October 4, 2022

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

1. I have been informed by Harnett County that Angier will receive approximately \$50,000 from the NC General Assembly. Harnett County, in total, will receive approximately \$1.5M, and these funds will be distributed to each of the towns. I do not have these funds designated to any particular project, only a "capital project" purpose. I think the purpose should be discussed and approved by the Board of Commissioners. Please give it some thought and let's discuss at a later date.
2. Jimmy Cook and I met with NCDOT last week to discuss alternatives to the Old Buies Creek Road/Hwy 55 South intersection. With more than 288 new homes approved, just south of that intersection, alternatives should be considered.
3. Announcement of new Planning Director: It is my pleasure to announce that Randy Cahoon-Tingle is Angier's new planning director. He is a graduate of East Carolina University in Urban Planning, over 14 years of experience in government, currently a director of planning, and an American Institute of Certified Planners (AICP) certification. His start date is tentatively October 27th, at the latest.

THE END

HUMAN RESOURCES



HR/PAYROLL MONTHLY REPORT

FOR THE MONTH OF:

September 2022

- Processed payroll Regular 9/9/22 \$67,412.84 and 9/23/22 \$64,616.48
- Compiled & Submitted Monthly Retirement Report on 9/23/22 \$32,481.49
- Remitted Federal & State payroll tax on 9/9/22 and 9/23/22
- Invoiced Harnett County SRO Contract for September 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 Planning & Inspections Director Position
- Hired a new Planning & Inspections Director that will start on October 3, 2022
- Processed applications as they were sent in and provided to the departments for review and consideration
- Sent information to Jim Kazakavage as requested for Salary Study
- Worked on setting up a flu/covid booster clinic for October
- Scheduled our first lunch & learn wellness
- Sent our reminders for Neogov trainings that were due
- Reviewed Liability lines for payroll to stay on top of any corrections that need to be made before audit time

PARKS & RECREATION

MONTHLY REPORT
ANGIER PARKS & RECREATION
September 27, 2022

- Fall sports season has begun. This fall Angier Parks and Rec. has teams in 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. Games will continue for all of our fall sports teams through the first week of November.
- We have contracted Carolina Recreation & Design LLC to install our new playground at the north playground area by the skate park. They have told us playground should be completed in approximately 8 weeks. (We are hoping by Thanksgiving).
- The new siding for the Parks and Recreation Office is complete and looks great.
- The new turf for both batting cages has been installed and looks outstanding.
- All of our football helmets are in and almost all of our tackle football players have brand new helmets for this season.
- We replaced and upgraded our irrigation heads and quick connect at the T-Ball field.
- Registration for our winter sports will begin on October 24.
- Trunk or Treat Fall Celebration will be held at Jack Marley Park on Saturday October 29 from 5:00pm-7:00pm.

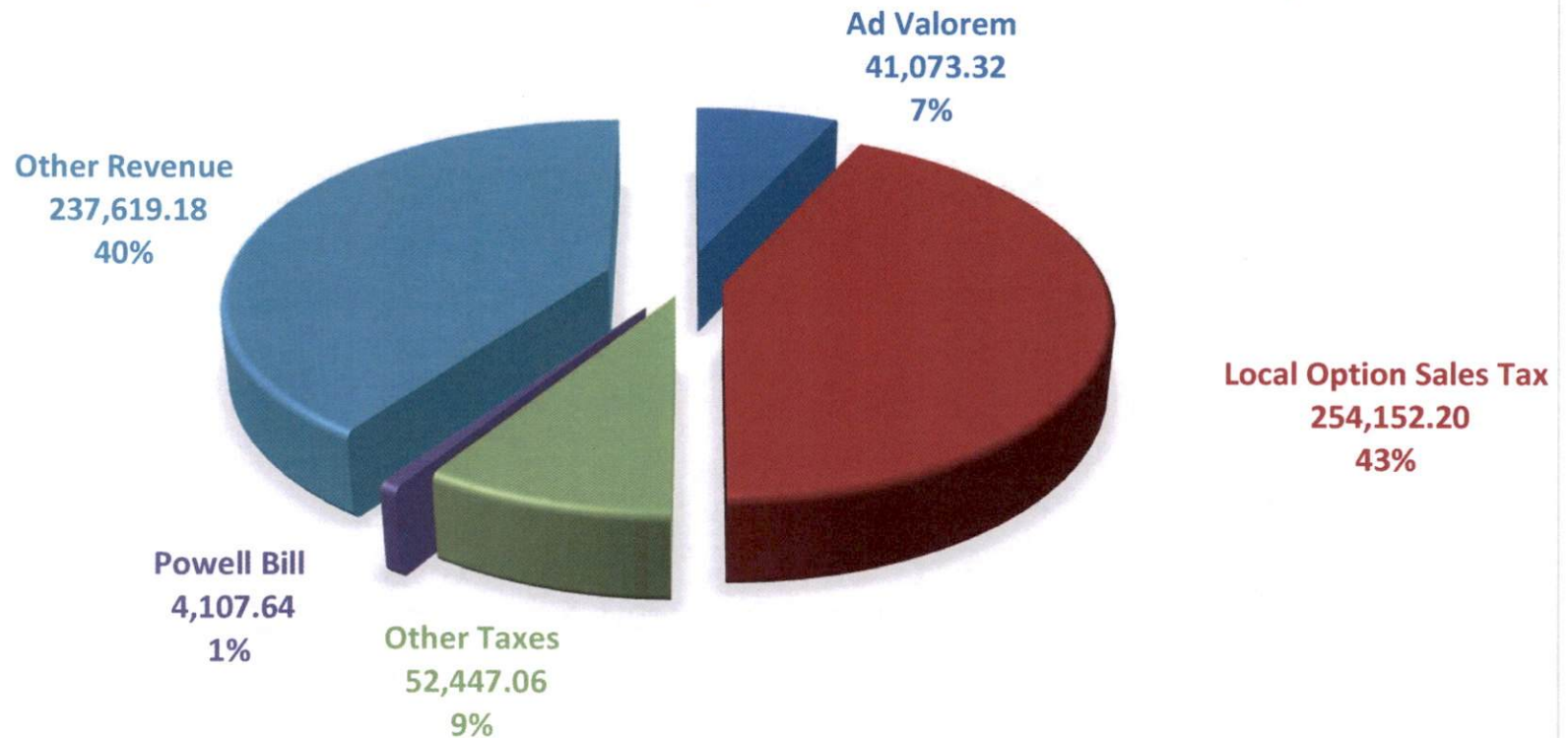
FINANCE



Town of Angier

October 2022 Financial Report

GENERAL FUND REVENUE (INCLUDING POWELL BILL)





General Fund Departments



Administration
0.214

Police
0.309

Streets &
Sanitation
0.130

Library
0.040

Principle
0.097

Inter-Fund
Transfers...

Your Tax Dollar at Work

Cents to the Dollar

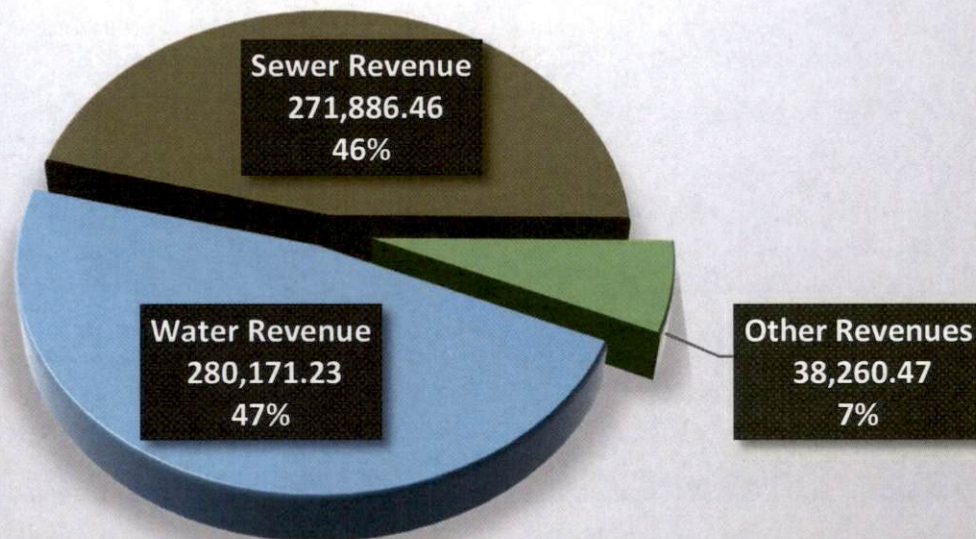


General Fund Departmental % Spent Relative to Month within Fiscal Year 2023



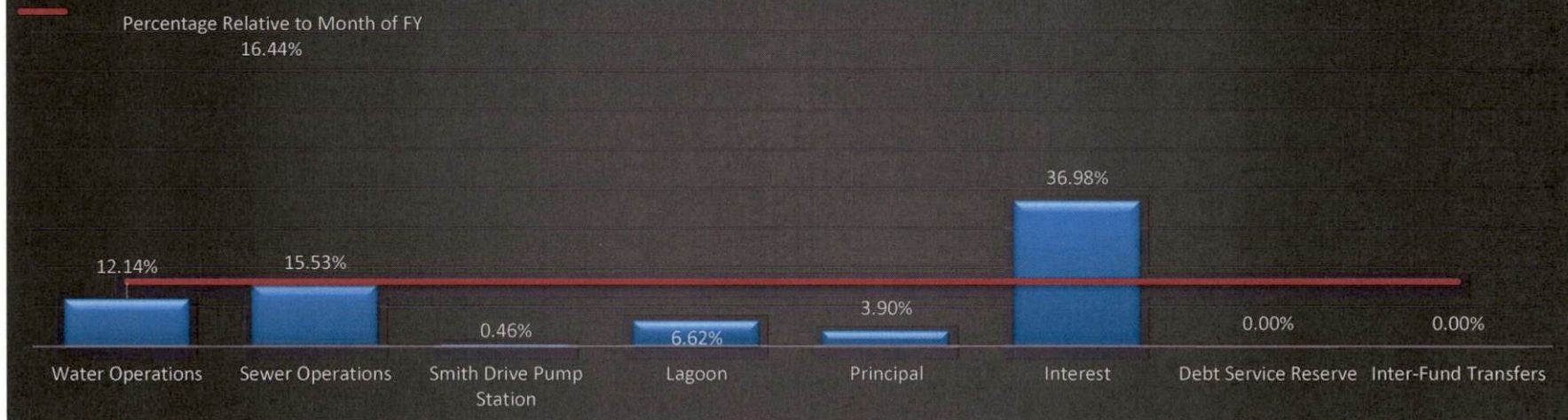


Water & Sewer Fund Revenue



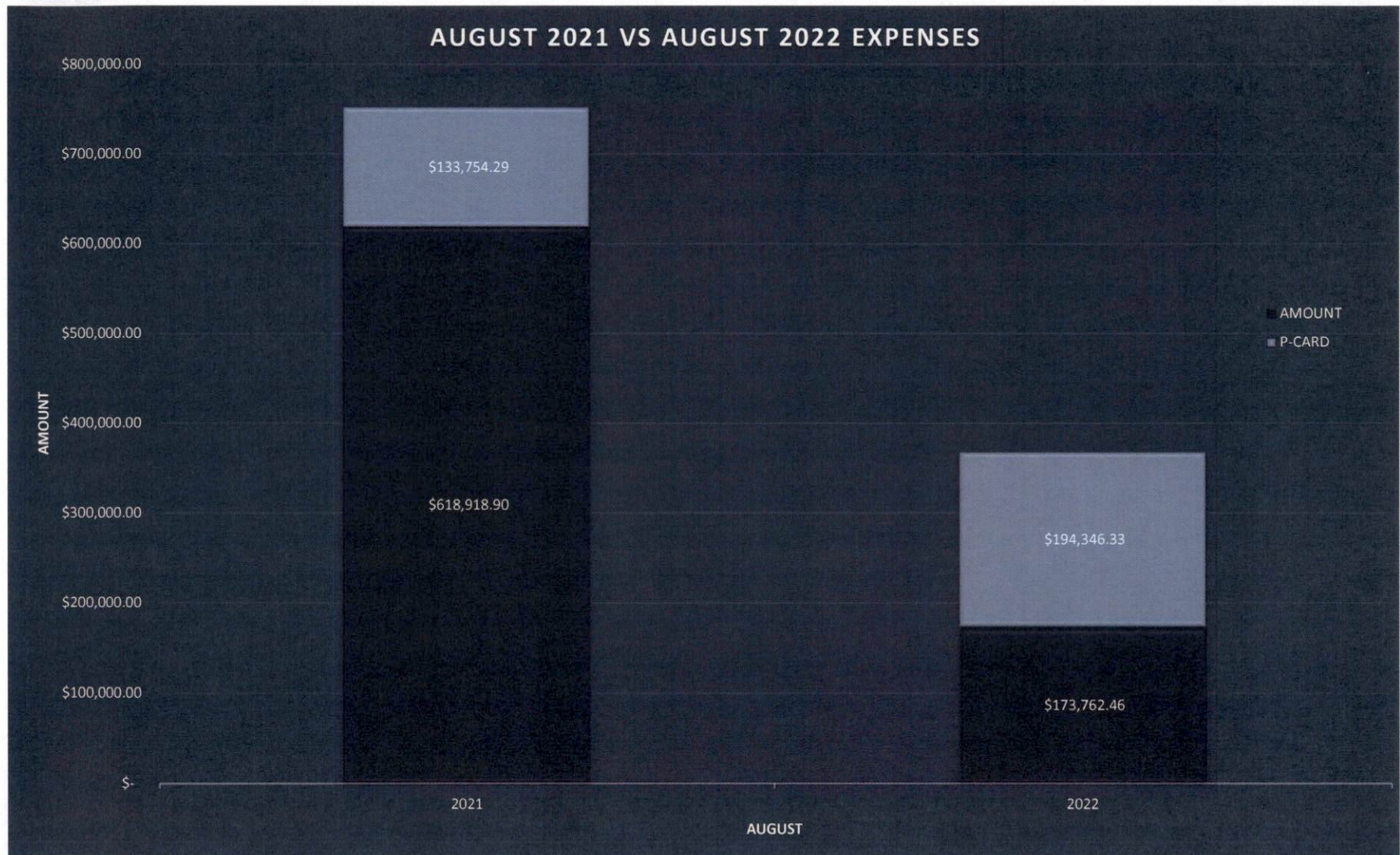


Water & Sewer Departmental % Spent Relative to Month within Fiscal Year 2023



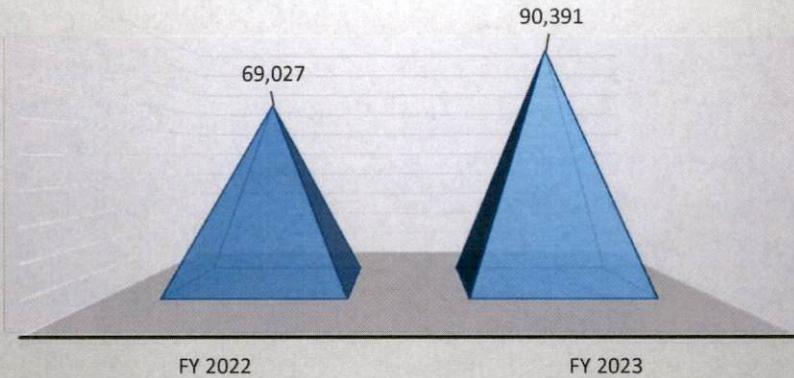


SALES AND USE TAX ANALYSIS FY's 2015-2023									
	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
JULY	\$ 45,037.32	\$ 50,244.39	\$ 56,084.29	\$ 66,869.58	\$ 65,195.40	\$ 77,370.47	\$ 73,777.08	\$ 99,205.03	\$ 129,678.23
AUGUST	\$ 45,670.51	\$ 49,930.99	\$ 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	\$ 134,669.68
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	\$ 388,821.88
Increase/(Decrease)									
Previous									
FY	\$ 40,092.89	\$ 49,851.93	\$ 123,788.90	\$ 40,354.01	\$ 67,251.65	\$ 77,062.62	\$ 134,274.24	\$ 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%

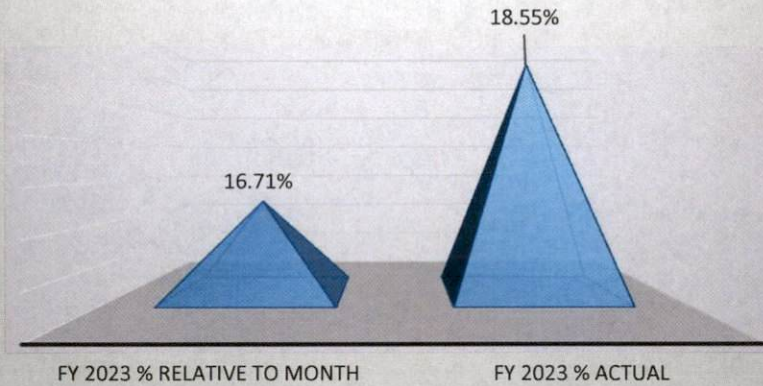




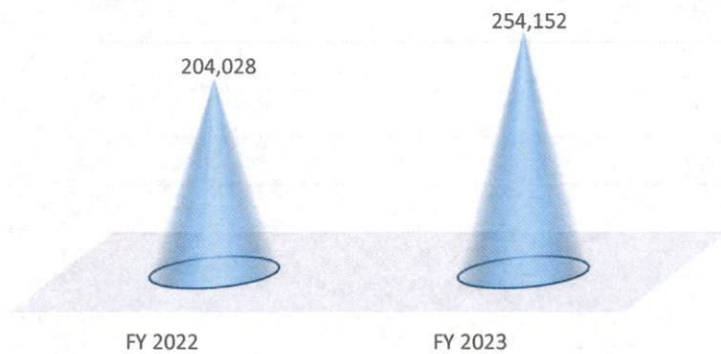
Ad Valorem (FY 2022 vs FY 2023 Actual)



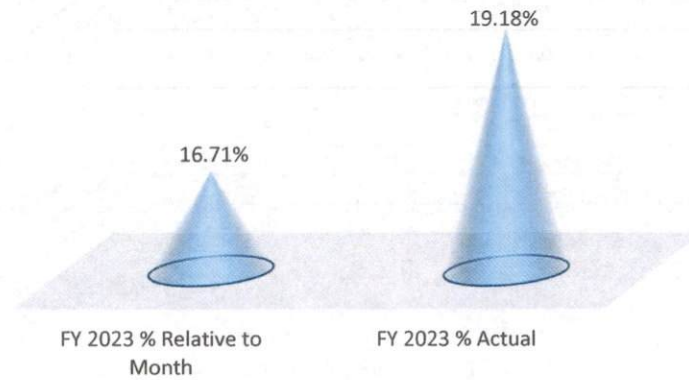
Ad Valorem (% Budget vs % Actual)



LOST (FY 2022 vs FY 2023 Actuals)



LOST (% Budget vs % Actual)

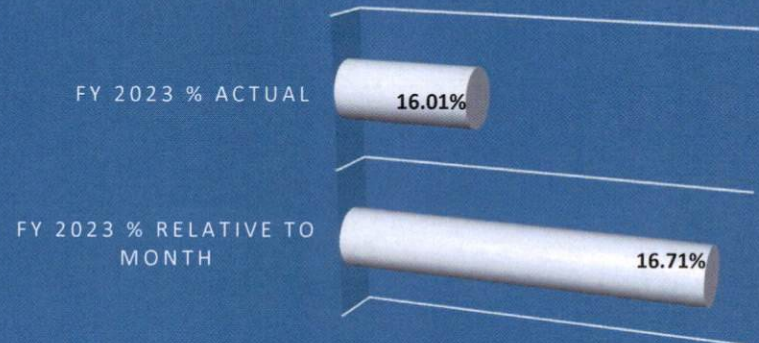




BUILDING PERMITS (FY 2022 VS FY 2023 ACTUALS)



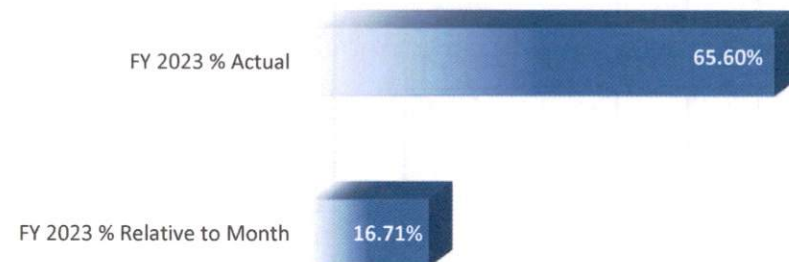
BUILDING PERMITS (% BUDGET VS % ACTUAL)



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

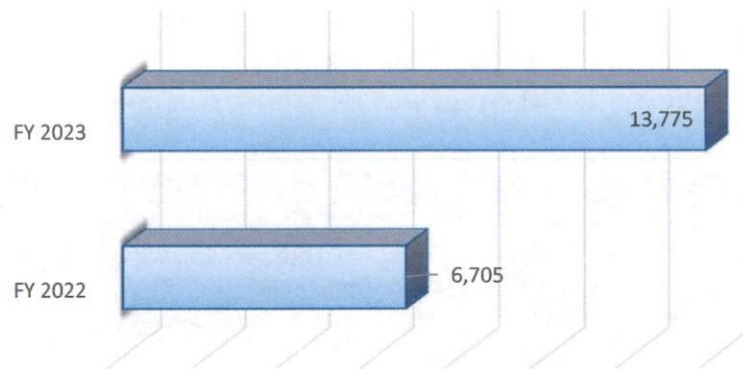


PLANNING FEES & PERMITS (% BUDGET VS % ACTUAL)

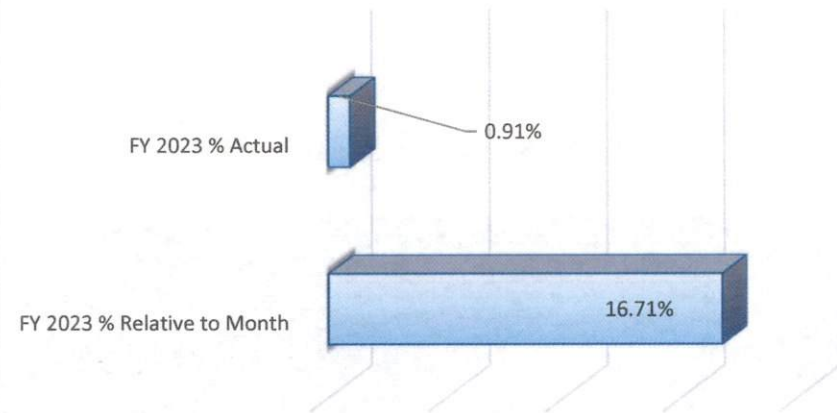




Code Enforcement (FY 2022 vs FY 2023
Actuals)

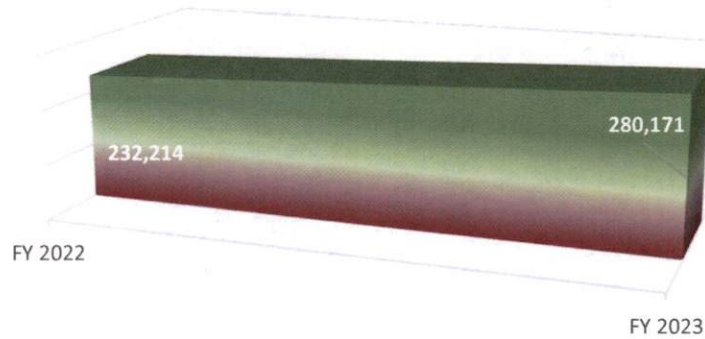


Code Enforcement (% Budget vs % Actual)

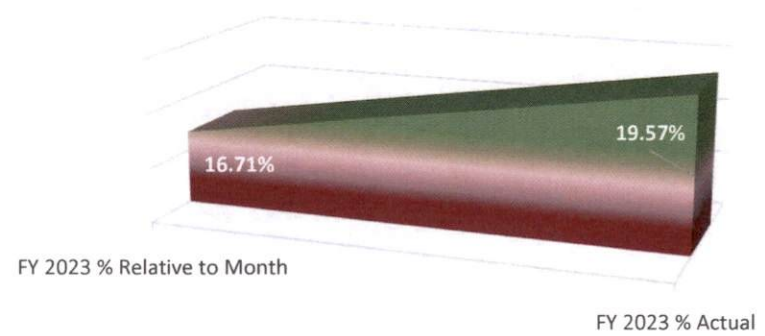




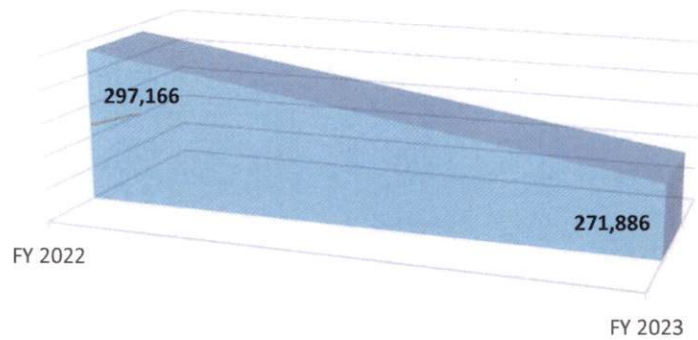
Water Sales (FY 2022 vs FY 2023 Actuals)



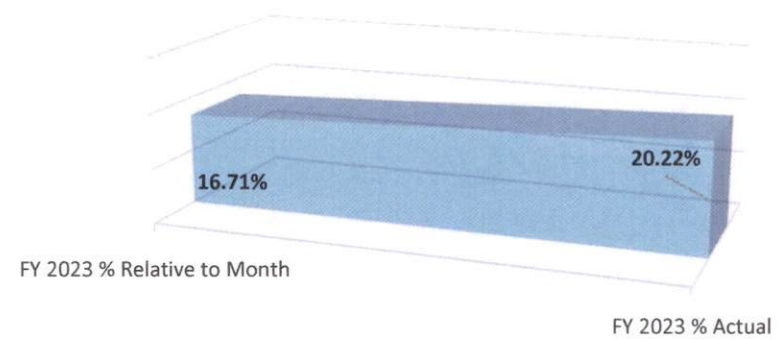
Water Sales (% Budget vs % Actual)



Sewer Sales (FY 2022 vs FY 2023 Actuals)

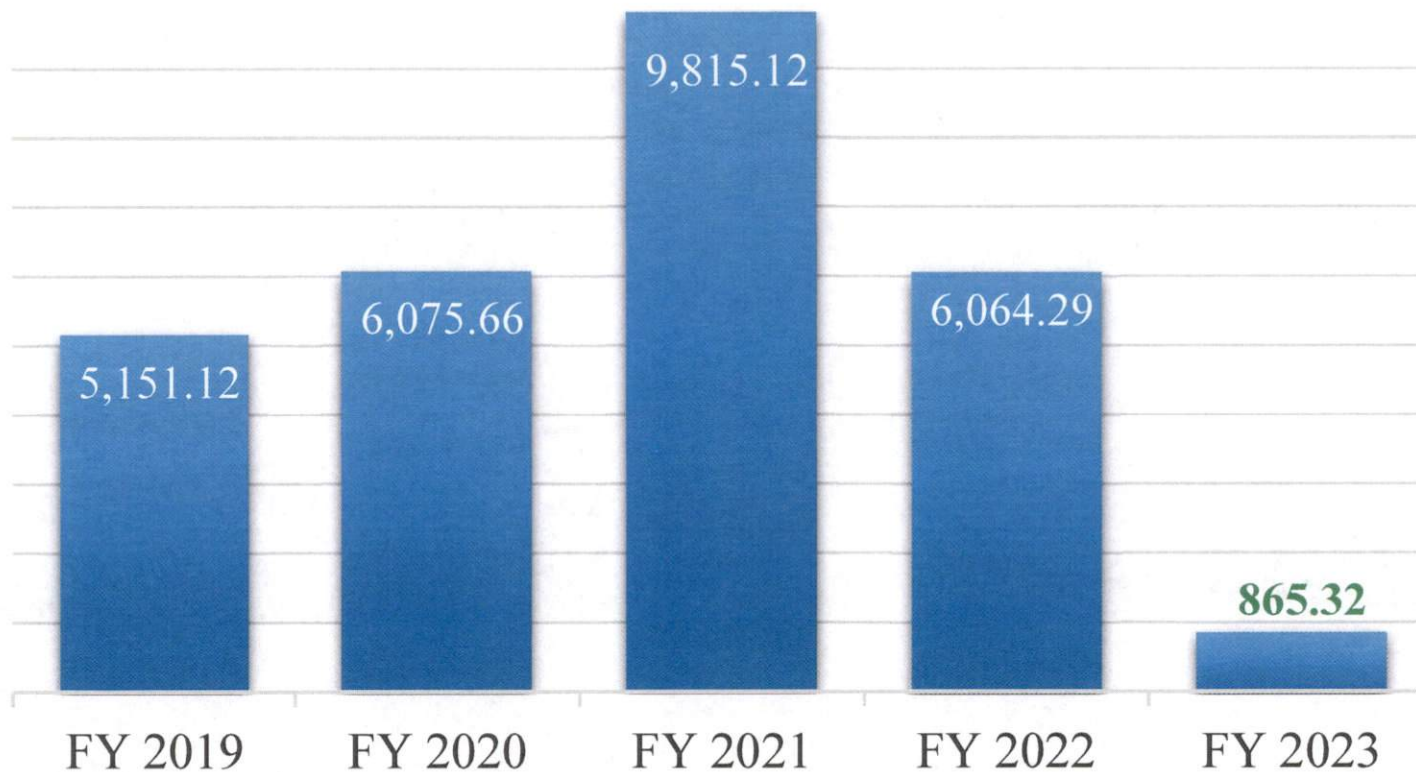


Sewer Sales (% Budget vs % Actual)





(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	\$ 8,790.00	\$ 3,401.00	\$ 50.00	\$ (450.00)	\$ 1.00	\$ (50.00)
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	\$ 17,020.00	\$ 6,901.00	\$ 125.00	\$ (1,040.00)	\$ 981.00	\$ (75.00)



Statement of Revenues & Expenditures (as of August 31, 2022)

General Fund				
	Budget	YTD	Variance	Percentage
Revenues:				
Ad Valorem Taxes	3,071,850	41,073.32	(3,030,776.68)	1.34%
Motor Vehicle Tax	286,568	49,317.29	(237,250.71)	17.21%
Local Option Sales Tax	1,325,000	254,152.20	(1,070,847.80)	19.18%
Other Taxes	407,500	3,129.77	(404,370.23)	0.77%
Restricted Intergovernmental	100,849	38,263.68	(62,585.32)	37.94%
Permits and Fees	619,885	114,724.91	(505,160.09)	18.51%
Recreation Department Fees	77,254	62,577.00	(14,677.00)	81.00%
Investment Earnings	3,000	7,692.67	4,692.67	256.42%
Other General Revenues	23,500	14,360.92	(9,139.08)	61.11%
Fund Balance Appropriated	679,774	-	(679,774.00)	0.00%
Total Revenues	6,595,180	585,291.76	(6,009,888.24)	8.87%
Expenditures:				
	Budget	YTD	Variance	Percentage
Governing Body	72,762	8,407.96	64,354.04	11.56%
Administration	587,439	209,379.37	378,059.63	35.64%
Finance	341,674	90,343.43	251,330.57	26.44%
Police Department	1,945,782	303,058.12	1,642,723.88	15.58%
Planning & Inspections Department	874,467	97,368.83	777,098.17	11.13%
Streets & Sanitation Department	867,200	127,305.34	739,894.66	14.68%
Parks & Recreation Department	478,073	50,575.38	427,497.62	10.58%
Library Department	188,757	39,296.85	149,460.15	20.82%
Depot	21,000	871.65	20,128.35	4.15%
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	56,200.81	1,039,599.19	5.13%
Total Expenditures	6,595,180	1,078,443.19	5,516,736.81	16.35%
Revenues over Expenditures (Spread) ----->		(493,151.43)		



Statement of Revenues & Expenditures (as of August 31, 2022)

Angier Elementary Drainage Fund				
	Budget	YTD	Variance	Percentage
Revenues:				
Harnett County Board of Education	14,907	-	(14,907.00)	0.00%
Harnett County Board of Education	-	42.02	42.02	0.00%
Total Revenues	14,907	42.02	(14,864.98)	0.28%
Expenditures:	Budget	YTD	Variance	Percentage
Construction	14,907	-	14,907.00	0.00%
Total Expenditures	14,907	-	14,907.00	0.00%
Revenues over Expenditures (Spread) ----->		42.02		

Statement of Revenues & Expenditures (as of August 31, 2022)

General Capital Reserve Fund				
	Budget	YTD	Variance	Percentage
Revenues:				
Interest Earned	-	3,493.91	3,493.91	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%
Total Revenues	1,866,873	58,493.91	(1,808,379.09)	3.13%
Expenditures:	Budget	YTD	Variance	Percentage
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%
Total Expenditures	1,866,873	-	1,866,873.00	0.00%
Revenues over Expenditures (Spread) ----->		58,493.91		



Statement of Revenues & Expenditures (as of August 31, 2022)

Municipal Building Project Fund				
	Budget	YTD	Variance	Percentage
Revenues:				
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%
Total Revenues	1,013,445	0.47	(1,013,444.53)	0.00%
Expenditures:	Budget	YTD	Variance	Percentage
Preconstruction Department	84,577.00	-	84,577.00	0%
Architectural Department	928,868	-	928,868.00	0.00%
Total Expenditures	1,013,445	-	1,013,445.00	0.00%
Revenues over Expenditures (Spread) ----->		0.47		

Statement of Revenues & Expenditures (as of August 31, 2022)

Booster Club				
	Budget	YTD	Variance	Percentage
Revenues:				
Interest Earned	-	8.92	8.92	0.00%
Booster Club Proceeds	2,000	1,137.36	(862.64)	56.87%
Booster Club Proceeds	33,000	-	(33,000.00)	0.00%
Total Revenues	35,000	1,146.28	(33,853.72)	3.28%
Expenditures:	Budget	YTD	Variance	Percentage
Uniforms	-	-	-	0.00%
Printing & Publishing	2,000	-	2,000.00	0.00%
Professional Services	-	-	-	0.00%
Contract Services	-	-	-	0.00%
Capital Outlay	33,000	6,149.65		18.64%
Total Expenditures	35,000	6,149.65	28,850.35	17.57%
Revenues over Expenditures (Spread) ----->		(5,003.37)		



Statement of Revenues & Expenditures (as of August 31, 2022)

Powell Bill Fund				
	Budget	YTD	Variance	Percentage
Revenues:				
Vehicle Licenses	19,500	3,955.00	(15,545.00)	20.28%
Interest on Investments	-	152.64	152.64	0.00%
State Street - Aid	138,642	-	(138,642.00)	0.00%
Fund Balance Appropriated	-	-	-	0.00%
Total Revenues	158,142	4,107.64	(154,034.36)	2.60%
Expenditures:	Budget	YTD	Variance	Percentage
Equipment Maintenance	10,000	700.00	9,300.00	7.00%
Fuel	6,000	561.82	5,438.18	9.36%
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%
Total Expenditures	158,142	1,261.82	156,880	0.80%
Revenues over Expenditures (Spread) ----->		2,845.82		

Statement of Revenues & Expenditures (as of August 31, 2022)

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



Statement of Revenues & Expenditures (as of August 31, 2022)

American Rescue Plan Act & CARES Act Fund

	Budget	YTD	Variance	Percentage
Revenues:				
Interest on Investments	-	4,154.81	4,154.81	0.00%
American Rescue Plan Distribution	1,725,747	862,873.33	(862,873.67)	50.00%
CARES Act Distribution	88,310	-	(88,310.00)	0.00%
Total Revenues	1,814,057	867,028.14	(947,028.86)	47.79%
Expenditures:	Budget	YTD	Variance	Percentage
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%
Total Expenditures	1,814,057	-	1,814,057.00	0.00%
Revenues over Expenditures (Spread) ----->		867,028.14		

Statement of Revenues & Expenditures (as of August 31, 2022)

HWY 210/Park Street Sidewalk Project Fund

	Budget	YTD	Variance	Percentage
Revenues:				
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%
Total Revenues	1,389,902	63,462.38	(1,326,439.62)	4.57%
Expenditures:	Budget	YTD	Variance	Percentage
Engineering	3,413	-	3,413.00	0.00%
Construction	1,386,489	79,848.05	1,306,640.95	5.76%
Total Expenditures	1,389,902	79,848.05	1,310,053.95	5.74%
Revenues over Expenditures (Spread) ----->		(16,385.67)		



Statement of Revenues & Expenditures (as of August 31, 2022)				
SW Drainage Project (Mitigation Measure #3)				
	Budget	YTD	Variance	Percentage
Revenues:				
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%
Total Revenues	851,125	-	(851,125.00)	0.00%
Expenditures:	Budget	YTD	Variance	Percentage
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%
Total Expenditures	851,125	-	851,125	0.00%
Revenues over Expenditures (Spread) ----->		-		



Statement of Revenues & Expenditures (as of August 31, 2022)

Water & Sewer Fund				
	Budget	YTD	Variance	Percentage
Revenues:				
Water Sales	1,490,453	280,171.23	(1,210,281.77)	18.80%
Sewer Sales	1,508,803	271,886.46	(1,236,916.54)	18.02%
Investment Earnings	5,949	5,928.32	(20.68)	99.65%
Late Fees/Reconnections	130,000	17,020.00	(112,980.00)	13.09%
Other Operating Revenues	242,332	15,312.15	(227,019.85)	6.32%
Transfer from W/S Capital Reserve	-	-	-	0.00%
Total Revenues	3,377,537	590,318.16	(2,787,218.84)	17.48%
Expenditures:	Budget	YTD	Variance	Percentage
Water Operations	1,352,120	164,207.40	1,187,912.60	12.14%
Sewer Operations	889,501	138,137.35	751,363.65	15.53%
Smith Drive Regional Pump Station	579,000	2,658.02	576,341.98	0.46%
Lagoon	70,510	4,666.54	65,843.46	6.62%
Debt Service				0.00%
Principal	288,243	11,236.91	277,006.09	3.90%
Interest	173,163	64,032.90	109,130.10	36.98%
Debt Service Reserve	-	-	-	0.00%
Inter-Fund Transfers	25,000	-	25,000.00	0.00%
Total Expenditures	3,377,537	384,939.12	2,992,597.88	11.40%
Revenues over Expenditures (Spread) ----->		205,379.04		



Statement of Revenues & Expenditures (as of August 31, 2022)				
NC Department of Environmental Quality Water Line Project (Option 8) Fund				
	Budget	YTD	Variance	Percentage
Revenues:				
Interest Earned	-	234.94	234.94	0.00%
NC DEQ Distribution	92,276	-	(92,276.00)	0.00%
TRANSFER FROM WATER & SEWER FUND	25,000	-	(25,000.00)	0.00%
Total Revenues	117,276	234.94	(117,041.06)	0.20%
Expenditures:				
Professional Fees (Engineering)	2,276	-	2,276.00	0.00%
Capital Outlay (Construction)	115,000	-	115,000.00	0.00%
Total Expenditures	117,276	-	117,276.00	0.00%
Revenues over Expenditures (Spread) ----->		234.94		

Statement of Revenues & Expenditures (as of August 31, 2022)				
Water & Sewer Capital Reserve Fund				
	Budget	YTD	Variance	Percentage
Revenues:				
Interest Earned	0	771.6	771.6	0
Pump Stations & Force Main	75,000	-	(75,000.00)	0.00%
Harnett County Sewer Capacity	200,885	-	(200,885.00)	0.00%
Total Revenues	275,885	772	(275,113.40)	0.28%
Expenditures:				
Transfer to Pump Station #1 & #6 Project	75,000	-	75,000.00	0.00%
Transfer to HC Sewer Capacity	200,885	-	200,885.00	0.00%
Total Expenditures	275,885	-	275,885.00	0.00%
Revenues over Expenditures (Spread) ----->		771.60		



Statement of Revenues & Expenditures (as of August 31, 2022)				
Water Distribution Core System Replacement				
	Budget	YTD	Variance	Percentage
Revenues:				
INTEREST EARNED	-	-	-	0.00%
NC DEQ/DWI DISTRIBUTION	4,250,000	-	(4,250,000.00)	0.00%
Fund Balance Appropriated	-	-	-	0.00%
Total Revenues	4,250,000	-	(4,250,000.00)	0.00%
Expenditures:				
PRINTING & PUBLISHING	-	-	-	0.00%
PERMITTING	25,000	-	25,000.00	0.00%
PROFESSIONAL FEES (ENGINEERING DESI	240,000	-	240,000.00	0.00%
CONSTRUCTION COSTS	3,400,000	-	3,400,000.00	0.00%
LAND SURVEYING COSTS	75,000	-	75,000.00	0.00%
CONTINGENCY (15%)	510,000	-	510,000.00	0.00%
Total Expenditures	4,250,000	-	4,250,000	0.00%
Revenues over Expenditures (Spread) ----->		-		

Statement of Revenues & Expenditures (as of August 31, 2022)				
Elevated Water Storage Tank Replacement				
	Budget	YTD	Variance	Percentage
Revenues:				
INTEREST EARNED	-	-	-	0.00%
ELEVATED WATER STORAGE TANK REPLA	2,456,250	-	(2,456,250.00)	0.00%
Fund Balance Appropriated	-	-	-	0.00%
Total Revenues	2,456,250	-	(2,456,250.00)	0.00%
Expenditures:				
PRINTING & PUBLISHING	-	-	-	0.00%
PERMITTING	15,000	-	15,000.00	0.00%
PROFESSIONAL FEES (ENGINEERING DESI	171,500	-	171,500.00	0.00%
CONSTRUCTION COSTS	1,965,000	-	1,965,000.00	0.00%
LAND SURVEYING COSTS	10,000	-	10,000.00	0.00%
CONTINGENCY (15%)	294,750	-	294,750.00	0.00%
Total Expenditures	2,456,250	-	2,456,250	0.00%
Revenues over Expenditures (Spread) ----->		-		



Statement of Revenues & Expenditures (as of August 31, 2022)				
Asset Forfeiture Fund				
	Budget	YTD	Variance	Percentage
Revenues:				
Unauthorized Substance Use Distribution	1,290	20,077.30	18,787.30	1556.38%
Federal Equitable Sharing Distribution	28,710	20,859.13	(7,850.87)	72.65%
Total Revenues	30,000	40,936.43	10,936.43	136.45%
Expenditures:				
Unauthorized Substance Use Dept.				
<i>Reserved</i>				
Safety Equipment	-	-	-	0.00%
Capital Outlay	1,290	-	-	0.00%
<i>Reserved</i>				
Federal Equitable Sharing Dept.				
<i>Reserved</i>				
Safety Equipment	-	-	-	0.00%
Capital Outlay	28,710	-	-	0.00%
<i>Reserved</i>				
Total Expenditures	30,000	-	-	0.00%
Revenues over Expenditures (Spread) ----->		40,936.43		



Statement of Revenues & Expenditures (as of August 31, 2022)				
System Development Fee (Buy-In Method)				
	Budget	YTD	Variance	Percentage
Revenues:				
Interest on Investments	-	1,729.29	1,729.29	0.00%
SDF (Water Buy-In Method)	68,000	5,158.37	(62,841.63)	7.59%
SDF (Sewer Buy-In Method)	201,000	17,946.00	(183,054.00)	8.93%
Total Revenues	269,000	24,833.66	(244,166.34)	9.23%
Expenditures:	Budget	YTD	Variance	Percentage
Harnett County WWTP Expansion	269,000	-	269,000.00	0.00%
Total Expenditures	269,000	-	269,000.00	0.00%
Revenues over Expenditures (Spread) ----->		24,833.66		

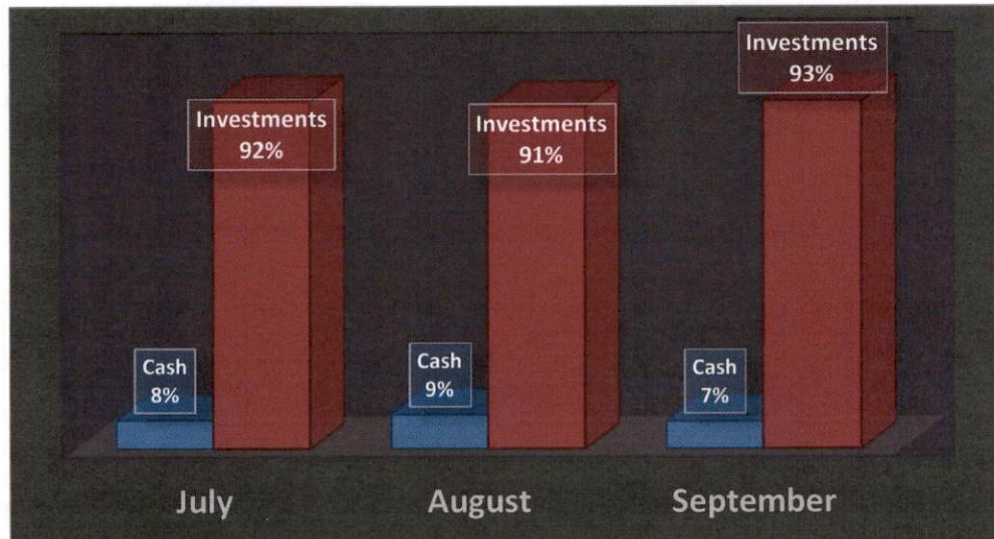
Statement of Revenues & Expenditures (as of August 31, 2022)				
System Development Fee (Incremental Cost Method)				
	Budget	YTD	Variance	Percentage
Revenues:				
Interest on Investments	-	14.74	14.74	0.00%
SDF (Water Incremental Method)	2,050	161.63	(1,888.37)	7.88%
Total Revenues	2,050	176.37	(1,873.63)	8.60%
Expenditures:	Budget	YTD	Variance	Percentage
Transfer to Capital Project Fund	2,050	-	2,050.00	0.00%
Total Expenditures	2,050	-	2,050.00	0.00%
Revenues over Expenditures (Spread) ----->		176.37		



FY 2023 Cash Flow Report			
Funds	July	August	September
General Fund	(94,271.17)	217,595.90	27,959.72
Angier Elementary Drainage	190.95	190.95	190.95
General Capital Reserve	55,014.84	14.84	124,014.84
Municipal Building Project	1,749.52	1,749.52	1,749.52
P&R Donations	33,056.89	34,044.25	19,864.03
Powell Bill	46,441.69	47,154.08	49,326.58
Junny Rd/Willow St Project	-	-	(29,752.99)
ARPA & CARES Act	0.10	0.43	0.43
HWY 210 Sidewalk Extension	159,180.09	79,332.04	79,332.04
SW Drainage Project	-	-	-
Water & Sewer Fund	477,132.52	500,623.78	414,264.09
NC DEQ Water Line Project	13.78	13.78	(4,565.22)
Water & Sewer Capital Resesrve	-	-	-
Asset Forfeiture Fund	(1,872.18)	426.51	426.51
SDF (Buy-In Method)	11,212.24	4,653.06	20,468.52
SDF (Incremental Cost Method)	333.94	380.12	138.66
Total Cash Flow ----->	688,183.21	886,179.26	703,417.68



FY 2023 Investment of Idle Funds Report			
Funds	July	August	September
General Fund	3,051,301.41	2,571,689.06	2,638,137.10
Angier Elementary Drainage	15,015.90	15,015.90	15,041.96
General Capital Reserve	1,211,100.05	1,266,100.05	1,268,297.07
Municipal Building Project	-	-	-
P&R Donations	-	-	-
Powell Bill	50,150.52	50,150.52	50,237.54
Junny Rd/Willow St Project	-	-	-
ARPA & CARES Act	951,194.92	1,814,067.92	1,817,215.81
HWY 210 Sidewalk Extension	-	-	-
SW Drainage Project	-	-	-
Water & Sewer Fund	2,075,184.37	2,075,476.04	2,079,177.34
NC DEQ Water Line Project	84,089.02	84,089.02	84,234.94
Water & Sewer Capital Resesrve	276,177.36	276,177.36	276,656.60
Asset Forfeiture Fund	351.55	63,387.57	63,510.24
SDF (Buy-In Method)	607,643.24	624,127.24	625,210.27
SDF (Incremental Cost Method)	5,005.30	5,005.30	5,394.64
Total Invested Idle Funds---->	8,327,213.64	8,845,285.98	8,923,113.51



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: September 2022

Permitting/Inspection Totals – Month of September 2022:

Total Permits Issued: **60**

Building Inspections Performed: **248**

New Construction Permits Issued - Residential: **16**

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

Total Fees Collected: **\$18,351.25**

2021-2022 Fiscal Year Totals:

New Construction - Residential: **41**

New Construction - Commercial: **1**

Total Fees Collected: **\$62,752.25** (31.4% of Budgeted Revenue)

*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, All lots recorded

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 recorded

Highland Ridge: Site Construction Underway

Kennebec Crossing: Site Construction Underway

Spring Village PUD: Phase 1 Nearing Recorded

Tanglewood: Home Construction Underway

Cotswold PUD: All lots recorded

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 2022 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	progress Post set and framed(No Pickets) Pending Gate
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)
21-209	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. MCTIVER)	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 ANGLER, 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
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	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	Nissan Automotive	Junk Yard Screen	6/8/2022	6/8/2022	CLOSED Citation issued 2/3/22 / Fines Paid \$50 2/25/22
22-009	25 W. Dora St.	Larry Barnes	Open Storage / Debris	2/10/2022	3/28/2022	CLOSED 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	4/27/2022	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.	Levencent 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 Hermamdez	Debris - Open Storage	3/10/2022	4/11/2022	CLOSED OWNER COMPLIANCE - citation issued 4/1/22 \$50 Fine Paid
22-038	318 S. Broad St.	Malsonado Castillo / Carmen Castillo	Debris - Open Storage	3/10/2022	5/13/2022	CLOSED OWNER COMPLIANCE NOV issued 3/11/22 Work in progress
22-039	35 S. Dunn	Kenneth James /	Open Storage / Debris	3/16/2022	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.	Lucey Patrick	Unpermitted Accessory Structure	4/6/2022	4/18/2022	CLOSED Permit issued NOV issued 4/8/22
22-053	922 N. Broad St	Elora McDougald	High Grass	4/14/2022	5/26/2022	CLOSED TOWN ABATEMENT \$100 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 LynnrIDGE Drive	SAMMISHETTY NAGARAJ	Fence Permit	4/23/2022	5/2/2022	CLOSED Permit issued 4/1/22
22-056	255 W. Depot St.	Mateo Morales	High Grass / Debris	4/21/2022	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	CLOSED TOWN ABATEMENT \$100 Pending Payment Paid in Full
22-062	492 N Dunn St.	Angel Goodson / Ivanna Allen	High Grass	4/25/2022	4/28/2022	CLOSED owner compliance
22-063	138 W. Church St.	Edgar Lee / Beverly Pigford	High Grass	4/28/2022	5/11/2022	CLOSED NOV issued 4/28/22
22-064	42 Junny Rd	Dylan Evan	High Grass	4/25/2022	5/16/2022	CLOSED OWNER COMPLIANCE
22-065	1449 N. Raleigh St.	Joseph G Collins	Sturcture - Partially Destroyed	4/29/2022	6/7/2022	CLOSED OWNER COMPLIANCE- REMOVED STRUCTURE
22-066	110 S. Johnson	NC NC NC	High Grass	5/3/2022	5/19/2022	CLOSED NOV issued 5/3/22
22-067	N RALEIGH -PIN - 0674-63-8873.000	LUHN 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 5/11/22
22-074	408 Wimberly St	Leafy West	High Grass	5/16/2022	5/31/2022	CLOSED OWNER HAS CUT LOT - E-mail 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	5/28/2022	CLOSED OWNER COMPLIANCE
22-078	167 South Broad	GREGORY W H & GREGORY BEULAH	High Grass	5/18/2022	6/13/2022	CLOSED OWNER COMPLIANCE Final NOV 6/3/22 - Citation \$50
22-079	151 S. Broad	NEELY REBECCA LYNN	High Grass	5/18/2022	6/6/2022	CLOSED OWNER COMPLIANCE
22-080	153 S. Broad	NEELY REBECCA LYNN	High Grass	5/18/2022	6/6/2022	CLOSED OWNER COMPLIANCE.Final NOV 6/3/22
22-081	66 W. Williams	Sergio Cortez	Banner	5/19/2022	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.	Wheeler Family Rentals LLC	High Grass	5/24/2022	6/1/2022	CLOSED OWNER COMPLIANCE NOV issued 5/25/2022
22-085	272 W. Church St.	A Square Property Solutions LLC	High Grass	5/26/2022	6/15/2022	CLOSED Grass Cut NOV issued 5/26/22
22-086	272 W.Church St.	A Square Property Solutions LLC	Min. Housing		On Hold	Hearing 7/7/22 @ 10am FOF ISSUED 7/15/22
22-087	202 W. Church St.	Lawrence Properties LLC	Min. Housing	5/26/3022	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	6/9/02022	CLOSED Notice issued 5/25/22 In Process of Cutting
22-092	559 N. Raleigh St.	HUMABUILT ANGLIER PLAZA FUND LLC	Graffiti - Vandalism	5/24/2022	6/9/2022	CLOSED
22-093	101 Cindy Ct.	Oak City Properties LLC - Alex	Fence- No Permit	5/26/2022	6/3/2022	CLOSED PERMIT ISSUED Emailed Alex 5/26/22
22-094	183 W Depot	Brian Madden	Debris / Grass	6/1/2022	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 Blding Application Submitted 6/27/22
22-096	495 E. Williams St	Mary Lane	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-
22-100	10108 NC 210	Lola Hines	Dilapidated Structure	6/9/2022	6/22/2022	CLOSED OWNER COMPLIANCE Strucutre Demo - pending clean up
22-101	87 Crestview	CHILDERS TREY	Vehicles / Debris / Grass	6/9/2022	9/22/2022	CLOSED OWNER COMPLIANCE Notice 6/10/22 Citaion \$50
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	On Hold	NOV 6/27/22 Pending MHP Inspection
22-105	Crestview MHP Lot 59	HAR LAW REALTY CORP	Debris / Grass	6/24/2022	On Hold	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	9/12/2022	CLOSED OWNER COMPLIANCE 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	9/15/2022	CLOSED OWNER COMPLIANCE
22-112	110 N. Dunn	Christina Hodge	Min. Housing	7/11/2022		Inspection Complete 9/22/2022 (See Inspection Report) Pending Hearing
22-113	324 S RALEIGH ST	EICHORN 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	7/29/0222	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

Mar-22

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	8/22/2022	CLOSED NOV issued 8/2/22
22-122	163 W. Lillington	BEST BUDDIES II LLC	High Grass / Debris	7/29/2022	8/22/2022	CLOSED 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	9/20/2022	CLOSED Permit Obtained by Builder
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	8/31/2022	CLOSED OWNER COMPLIANCE NOV issued 8/4/22
22-127	91 S. Johnson St.	Omar Aparicio	High Grass	8/3/2022	8/31/2022	CLOSED OWNER COMPLIANCE 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 applicatons
22-129	267 W Wimberly	Brenda McClamb	Delapidated Structure	8/12/2022	On Hold	Owner Deceased
22-130	W Church St	Donald Gregory	Animal, Structure, Debris	8/16/2022		NOV issued 8/17/22 Change in ownership
22-131	125 W. McIver St	Lila / Donald Lanier	Min. Housing	8/19/2022		Hearing 9/28/22 @ 10am
22-132	777 W Church	G V Stewart	Min. Housing	8/19/2022	9/13/2022	CLOSED OWNER COMPLIANCE - DEMO COMPLETE
22-133	310 Clearfield Dr.	Carro Syphrit / Jason Syphrit	Accessory Structure	8/26/2022		Land Use Application Submitted - 9/15/22(Pending Inspection)
22-134	218 Clearfield Dr.	Jan Rhoades	High Grass	8/26/2022	9/14/2022	CLOSED NOV issued 8/28/2022
22-135	183 Courtland Dr	Lee Elliott	Debris / Grass	8/29/2022		NOV issued 8/29/2022
22-136	91 S. Johnson	APARICIO OMAR ARROYO & DIEGO GUADALUPE LAZCANO	High Grass	9/7/2022	9/18/2022	NOV issued 9/8/22
22-137	70 Fox Field	BAF ASSETS 3 LLC	High Grass	9/8/2022	9/23/2022	CLOSED OWNER COMPLIANCE NOV issued 9/9/22
22-138	191 Fox Field	ARTIS BOBBIE M	High Grass	9/8/2022		NOV issued 9/9/22
22-139	219 N BROAD ST	Gary Ashe	Sight Distance obstruction/Vehicle	9/8/2022		NOV issued 9/20/22
22-140	165 N RALEIGH ST	Unknown	itinerant merchants.	9/12/2022	9/13/2022	CLOSED Vehicle removed
22-141	14 CAMBRIDGE DR	BREAULT LUC & BREAULT RICHERE	Commercial Parking in Road	9/14/2022	9/15/2022	CLOSED OWNER COMPLIANCE Spoke with owner - 24 hours to remove
22-142	231 Hunters Way	SECU RE INC	Animal - Frequent Barking	9/14/2022	9/22/2022	CLOSED NOV - Warning issued
22-143	180 N Raleigh St.	Sergio Cortez	Sign - No permit	9/19/2022		NOV issued 9/20/22
22-144	12 Fox Den Ct.	Andrew Gaudet	Vehicle Parking	9/15/2022	9/23/2022	Closed Vehicle Removed NOV issued 9/21/2022
22-145	246 Lester St.	Chris Brown	Debris/ Accessory Structure			NOV issued
22-146	44 N Broad St	Jerry Alvis	High Grass	9/21/2022	9/26/2022	CLOSED OWNER COMPLIANCE NOV - Spoke with business owner 9/22/22
22-147	535 CIRCLE DR	WILSON JOSEPH B	High Grass	9/27/2022		Pending
22-148	540 CIRCLE DR	HAMM DORIS T	Waste Contaner Placement	9/27/2022		NOV issued
22-149	526 CIRCLE DR	HAMM DORIS T	Waste Contaner Placement	9/27/2022		NOV issued

PUBLIC WORKS



Town of Angier

www.angier.org

Robert K. Smith
Mayor

Gerry Vincent
Town Manager

Veronica Hardaway
Town Clerk

October 4, 2022

Public Works staff report for the Month October

- Staff took 30 loads of limbs/Leaves to the landfill the month of August (42.59tons)
- Staff took 8 loads of Household to the landfill the month of August (9.38 tons)
- Staff set 15 new water meters
- Staff completed 220 workorders to mark Town Utilities (water and sewer lines).
- Staff made sewer tap for 265 N. Willow street
- Staff made water tap for 265 N. Willow street
- Staff made new water and sewer taps along Junny road and Whetstone West
- 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 80 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 cleaned ditches along McIver street
- Staff cleaning culverts and inlets

POLICE DEPARTMENT



Angier Police Department

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

Angier, North Carolina 27501

Office (919) 639-2699

Chief of Police

Garland L. Thompson, Jr.

gthompson@angier.org

Date September 28, 2022
To Town Manager Gerry Vincent
From Garland L. Thompson, Jr

Subject Matter: September, 2022 Police Activities & Statistical Data

ABC Monthly Report is included in Board Packets

****Police activities for the month of September, consisted of 3,514 calls for Service/Officer initiated activities (call logs). Officers investigated 41 offenses. During these investigations; 19 individuals were arrested on a total of 37 charges, 10 arrests were made due to outstanding warrants (warrant service), 2,834 Subdivision / Security checks were logged for the month of September, 23 traffic accident reports were created this month, 92 traffic citations were issued totaling 123 charges and 68 verbal or written warnings.**

- We did a Code Red walk through at Angier Elementary
- The Crepe Myrtle Festival had no law enforcement issues
- We applied for an armored personnel carrier through the LESO Program. This will be utilized for high risk situations as well as natural disaster response.
- We are preparing for Truck or Treat with Cassey Todd

Thank you,

Chief of Police

Garland L. Thompson, Jr.

gthompson@angier.org

Call Log Call Type Summary

Angier Police Department

08/31/2022 - 09/28/2022

<No Call Type Specified>	2	911 Hang Up - 911 Hang Up	13
Alarm Activation - Alarm Activation	26	Animal Complaint - Animal Complaint	2
Assist EMS - Assist EMS	3	Assist Motorist - Assist Motorist	13
Assist Other Agency - Assist Other Agency - Law Enforcement	5	Breaking and Entering - Breaking and Entering	1
Business Walk Thru - Business Walk Thru	215	Careless and Reckless Vehicle - Careless and Reckless Vehicle	2
Crash - Traffic Accident	23	Custody Dispute - Child Custody Dispute	1
Direct Traffic - Direct Traffic	34	Disturbance - Disturbance	9
DOA - Dead On Arrival	1	Domestic Dispute - Domestic Dispute	9
Drug Activity - Drug Activity	2	Escort - Escort	4
Fight - Fight	1	Foot Patrol - Foot Patrol	29
Found Property - Found Property	3	Involuntary Encounter - Involuntary Encounter	1
Juvenile Complaint - Juvenile Complaint	1	Larceny - Larceny	9
Mental Subject - Mental Subject	3	Missing Person - Missing Person	2
Noise Complaint - Noise Complaint	4	Order Violation - Order Violation	3
Parking Violation - Parking Violation	4	Property Damage - Property Damage	3
Security Check - Security Check	1,647	Sexual Assault - Sexual Assault	2
Shots Fired - Shots Fired	1	Stand-By - Stand-By	5
Stolen Vehicle - Stolen Vehicle	1	Subdivision Check - Subdivision Check	1,187
Suspicious Activity - Suspicious Activity	15	Suspicious Person - Suspicious Person	9
Suspicious Vehicle - Suspicious Vehicle	8	Traffic Checkpoint - Traffic Checkpoint	1
Traffic Stop - Traffic Stop	160	Trespassing - Trespassing	6
TWO - Talk With Officer	31	Warrant Service - Warrant Service	10
Welfare Check - Welfare Check	3		

Total Number Of Calls: 3,514

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



Board:

Angier Town

Reporting Month / Year:

Sep-22

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

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

Controlled Substance Violations	At Permitted Establishment	Away From Permitted Establishment
Felony Drug Related Charges		1
Misdemeanor Drug Related Charges		4
	Total:	5

Other Offenses	At Permitted Establishment	Away From Permitted Establishment
Driving While Impaired		0
All Other Criminal Charges		37
	Total:	37

TOTAL CRIMINAL CHARGES:	42
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Agencies Assisted

Assistance Provided to Other Agencies	0
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Remarks

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Reporting Officer / Title:

G.Thompson / Chief

Report Date:

9/28/2022
