

TOWN OF ANGIER
BOARD OF COMMISSIONERS
Tuesday, April 4, 2017, 7:00 P.M.
Angier Municipal Building
28 North Raleigh Street
Minutes

The Town of Angier convened during a regularly scheduled Board of Commissioners meeting Tuesday, April 4, 2017, in the Board Room inside the Municipal Building at 28 North Raleigh Street.

Members Present: Mayor Lewis W. Weatherspoon
Mayor/ Pro Tem Commissioner Bob Smith
Commissioner Jerry Hockaday
Commissioner Craig Honeycutt
Commissioner Alvis McKoy

Staff Present: Town Manager Coley Price
Public Works Director Jimmy Cook
Police Chief Bobby Hallman
Librarian Amanda Davis
Planning and Permitting Technician Sean Johnson
Corporal Daniel King
Town Attorney Al Bain
Town Engineer Bill Dreitzler
Town Clerk Veronica Hardaway
Deputy Town Clerk Betty Pearson

Others Present: Tom Woerner represented *The Daily Record*
Tom Taylor – Planning Board Member

Town Manager Coley Price distributed "Suggested Rules of Procedure for Local Government Boards" by Fleming Bell.

1. **Call to Order:** Mayor Weatherspoon presided, calling the Board of Commissioners meeting to order at 7:00 p.m.
2. **Pledge of Allegiance:** Mayor Weatherspoon led the pledge of allegiance.
3. **Invocation:** Commissioner Bob Smith offered the invocation.
4. **Approval of the April 4, 2017, meeting agenda:** Commissioner Smith made a motion, seconded by Commissioner Hockaday to administer the Oath of Office to Veronica Hardaway preceding the Public Forum.

Board Action: The Town Board unanimously approved the April 4, 2017 meeting agenda with the recommended modification.

Motion: Commissioner Smith
Second: Commissioner Hockaday
Vote: Unanimous, 4-0

5. **Veronica Hardaway, Oath of Office:** Veronica Hardaway was administered the Oath of Office as Town Clerk by Mayor Weatherspoon.
6. **Public Forum:** Mayor Weatherspoon provided an opportunity for audience members who wished to address the Board of Commissioners on issues not listed on the Agenda.

Mayor Weatherspoon addressed the audience and asked that each speaker limit comments to three minutes (3) in addressing the Town Board. He also reminded attendees that citizens who appear before the Town Board should note that the Board may not take any action regarding subject matter. Topics requiring further investigation will be referred to the appropriate town officials or staff and may be scheduled for a future agenda. Any handouts distributed must be furnished to the Town Clerk.

Brian Hawley, 49 Kerry Lane, stated he had concerns he would like to address and read from a prepared statement, which covered several issues such as:

- The Mayors Censure
- Council-Manager Form of Government
- Elected Officials Code of Ethics

Reshia Lasater, 2489 Old Buies Creek Road, inquired what the status is on the personnel issue and how many hours the attorney has billed the Town to date.

Town Manager Coley Price stated the attorney is still interviewing and should be completed with his investigation next month. He also explained the Town has been billed approximately \$8,400 thus far to conduct the investigation.

Ms. Lasater asked the Board to consider posting checks to the Town's website that have been written for transparency.

Ms. Lasater asked when the Board meets to have a discussion on items the Town Manager presents for voting; and also inquired if those discussions are public.

Commissioner Honeycutt stated those items are discussed before the Planning Board on the second Tuesday at 7:00 P.M. and those meetings are open to the public.

Ms. Lasater asked when the Budget Proposal will be released and posted on the website.

Town Manager Coley Price explained a Budget Workshop has been scheduled for May 22, 2017 at 6:30 P.M. and the FY 2017-2018 Budget will be voted on in June. The proposed budget will be available at the May 22nd meeting. Mr. Price explained there have been four opportunities for public input on the proposed budget.

Curtis Perry, 53-A Brookmere Drive owner of Red Barn Restaurant, asked if the modifications made to the Depot were part of Downtown Revitalization.

Mayor Weatherspoon stated that was correct.

Mr. Perry stated he brought in at the restaurant 410 people last Saturday and 175 people on Sunday that visited downtown and possibly shopped at local businesses. He asked why he was told he was unable to put shops at the back of his restaurant and was told he needed to know the right people in order to get things done. He asked if the rail in front of Ed's was supposed to be there and if it was done to code.

Mayor Weatherspoon stated there have been several incidents where people have gotten hurt and one lady has passed away. Mayor Weatherspoon stated it was his decision to have put the rail there when he was elected Commissioner in 2013 and the rail was installed in 2016.

Tom Woerner, with the Daily Record, would like to publicly thank the Angier Police Department. He stated a fire happened at his home and officers arrived at the scene and was able to distinguish the fire prior to the Fire Department arriving.

7. Consent Agenda: The Board unanimously voted to approve the Consent Agenda as listed below:

- Minutes – March 7, 2017, Town Board Regular Meeting Minutes. (Attachment #7A)
- Budget Amendments #BOA2017.15, #BOA2017.16, and #BOA2017.17 for consideration. (Attachment #7B)
- Consideration of Resolution Authorizing the Filing of an Application for Approval of a Financing Agreement Authorized by North Carolina General Statute 160A-20. Kennebec Road Water Tank Project. (Attachment #7C)
- Consideration of Resolution to Declare Official Intent to Reimburse. (Attachment # 7D)

Motion: Commissioner Honeycutt

Second: Commissioner Hockaday

Vote: Unanimous, 4-0

8. Public Hearings

A. FY 2017-2018 Pre-Budget Hearing, no consideration by the Board, Public input only.

Brian Hawley, 49 Kerry Lane, asked if BOA2017.16 Budget Amendment was for the Hwy 55/210 project and if the four corners that were being worked on was part of it.

Mayor Weatherspoon responded that it was part of it and another part is the triangle when you come into Town.

Mr. Hawley stated the Budget Amendment specified it was for irrigation and inquired if NCDOT paid for the project.

Town Manager Coley Price responded that the Town is paying for irrigation only.

Mr. Hawley stated the plants look unhealthy in that area and asked if anyone looks after them on the regular basis.

Mr. Price stated he looks after the plants and that they should look more healthy once the irrigation system is completed and also relayed the plants have a one year warranty and would be replaced if they don't survive.

Bobby Greene, 431 Chinaberry Lane, stated he doesn't see a lot being done for the kids in the community and asked the Board if anything is being implemented such as programs or a facility that organizations can use.

B. Rezoning request submitted by Lillian Wells.

Angier Planning and Permitting Technician Sean Johnson discussed the application submitted by Lillian Wells, requesting rezoning of a parcel located at 738 Chalybeate Springs Road from RA-30 to General Commercial (GC) (PIN #0674-57-8989). Mr. Johnson stated the property currently contains a commercial structure used in the past for Mr. Wells' plumbing business, as well as two barns. The majority of the property is vacant and it has a small pond on its northern edge.

Mr. Johnson stated surrounding land uses include agricultural and low density residential. The nearest commercially used land is approximately 1,000 feet to the southeast (Fish Drive) and there is a multi-family complex approximately 1,500 feet to the northeast (Cottages at Twin Oaks). Mr. Johnson stated 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. With the proper buffering, the impact caused by any future development to the surrounding properties will be minimal. The requested zoning district is not compatible, but with the new Land Use Plan may incorporate commercial uses in this area. The Future Land Use map calls for medium density residential, which is not compatible with the permitted uses in the General Commercial zoning district. The rezoning will allow for continued commercial use of the property.

Mr. Johnson stated the requested rezoning to General Commercial is compatible with all Town of Angier regulatory documents, except for the current Land Use Plan, would not have an unreasonable impact on the surrounding community, and will not materially endanger the public health, safety, or general welfare for the reasons stated in the evaluation. It is recommended by staff this rezoning request be approved and at the

March 13, 2017 Planning Board meeting, approval was recommended by the Planning Board unanimously 5-0.

Commissioner Smith asked how long the plumbing business has been located at this site.

Mrs. Wells responded over 30 years.

Mayor Weatherspoon opened the Public Hearing.

Commissioner McKoy asked the applicant if she fully understands what has been conveyed to her regarding the rezoning.

Mrs. Wells stated she understands.

After seeing no one come forward, Mayor Weatherspoon closed the Public Hearing and reopened the regular meeting.

Board Action: A motion was made by Commissioner Honeycutt to approve the rezoning request of a parcel located at 738 Chalybeate Springs Road from RA-30 to General Commercial (GC) (PIN #0674-57-8989).

Motion: Commissioner Honeycutt

Second: Commissioner McKoy

Vote: Unanimous, 4-0

C. Rezoning request submitted by Nicole Locklear.

Angier Planning and Permitting Technician Sean Johnson discussed the application submitted by Nicole Locklear, requesting rezoning of a parcel located at 8632 S NC 55 Hwy from RA-30 to General Commercial (GC) (PIN #0674-31-9392). Mr. Johnson stated the property currently contains a residential structure and a barn. The majority of the property is vacant and it has a row of large trees along its western edge.

Mr. Johnson stated surrounding land uses include agricultural and low density residential, storage facilities, retail, professional services, and auto sales. The property will be required to annex into Town as a condition of receiving access to Town sewer. Mr. Johnson stated 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. With the proper buffering, the impact caused by any future development to the surrounding properties will be minimal. The requested zoning district is compatible with the existing Land Use Classification. The Future Land Use map designates the property as "Neighborhood Service Area", which is compatible with the permitted uses in the General Commercial zoning district. The rezoning will allow for uses similar to the surrounding uses.

Mr. Johnson stated the requested rezoning to General Commercial is compatible with all Town of Angier regulatory documents, would not have an unreasonable impact on the

surrounding community, and will not materially endanger the public health, safety, or general welfare for the reasons stated in the evaluation. It is recommended by staff this rezoning request be approved and at the March 13, 2017 Planning Board meeting, approval was recommended by the Planning Board unanimously 5-0.

Mayor Weatherspoon asked if the voluntary annexation would only be done when sewer is needed.

Mr. Johnson stated that is correct.

Nicole Locklear, Realtor, stated that the future area of the proposed plan will mostly be commercial in nature.

Mayor Weatherspoon opened the Public Hearing.

After seeing no one come forward, Mayor Weatherspoon closed the Public Hearing and reopened the regular meeting.

Board Action: A motion was made by Commissioner Honeycutt to approve the rezoning request of a parcel located at 8632 S NC 55 Hwy from RA-30 to General Commercial (GC) (PIN #0674-31-9392).

Motion: Commissioner Honeycutt

Second: Commissioner Smith

Vote: Unanimous, 4-0

9. Old Business: There was no old business to report.

10. Manager's Report: Town Manager Price informed Town Board officials of numerous events that had taken place and forthcoming events including the following:

- There will be no Planning Board meeting.
- There will be no Board of Adjustment meeting.
- The Comprehensive Land-Use Steering Committee will meet April 19, 2017 at 7pm.
- Angier Town Hall offices will be closed Friday, April 14, in observance of the Good Friday Holiday.
- An update on the following events taken place:
 - Town Hall Day March 29th
 - Town Hall meeting with Rep. David Lewis, March 30th
- Town Engineer's Report
- Save the Dates:
 - Saturday, April 8th – Countywide Operation Inasmuch; will take place on the R.H. Ellington Grounds of Angier Depot Square at 8am.
 - Friday, May 5th – Movie Night sponsored by Harnett County Parks & Rec at 8 PM (MOANA)
 - NC Arts Council Grant Concert Series:

Saturday, May 13th – John Brown at 6 PM

Friday, May 19th – Johnny White & the Elites at 7 PM

- Sunday, May 21st – Unity Celebration, Angier Depot Square 2 PM to 6 PM
- Monday, May 22nd – Budget Retreat at 6:30pm
- Downtown Revitalization Grant
 - Crepe Myrtle Pavilion – Fundraising event for the stage being constructed at the Depot
 - Street Trees – Single stem Crepe Myrtle trees being planted in the sidewalk areas

Town Manager Coley Price explained the permitting process.

- 11. Mayor and Town Board Reports:** Commissioner Smith made a motion that the Board consider for next month, to ratify all appointments that have been made to all Boards from the last 10 months.

Motion: Commissioner Smith

Second: Commissioner McKoy

Vote: Unanimous, 4-0

- 12. Staff Reports and Informational Items:** Staff Reports were enclosed in the Agenda Packet (Attachment #12).

- 13. Adjournment:** The Town Board voted unanimously to adjourn the meeting at 8:00 p.m.

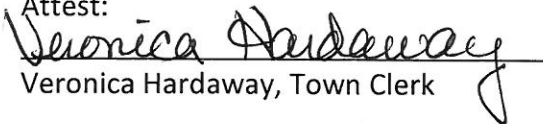
Motion: Commissioner McKoy

Second: Commissioner Honeycutt

Vote: Unanimous, 4-0


Lewis W. Weatherspoon, Mayor

Attest:


Veronica Hardaway, Town Clerk

