

Town of Angier
Special~Called, Economic Vision Forum
Minutes
Tuesday, April 26, 2016, 6:30 p.m.
Angier Municipal Building

The Town of Angier convened during a Special~Called, Economic Vision Forum Tuesday, April 26, 2016, 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 B. Price
Police Chief Bobby Hallman
Public Works Director Jimmy Cook
Town Engineer Bill Dreitzler
Planning and Permitting Technician Sean Johnson
Town Clerk Kim Lambert

Others Present: Planning Board Chair Everett Blake
Planning Board Vice-Chairman Tom Taylor
Planning Board Members Lee Marshall, Wayne Oates,
Tristan Scott, and Paul Strohmeyer
No one represented *The Daily Record*

2. Mayor Weatherspoon presided, calling the Board of Commissioners' meeting to order at 6:30 p.m. The mayor introduced the evening's facilitator, Liz Parham, Director,
3. Approximately 52 attendees discussed in separate break~out rooms, reconvening momentarily before dissipating to the same break~out rooms specified. During the two~hour session, attendees identified what they felt were economic drivers within The Town of Angier; the perceived Strengths, Weaknesses, Opportunities and Threats to The Town's imminent future; as well, as conceptualized what they felt would be a good start in developing a new Mission Statement. The group activities marked the precipice of many additional public sessions where residents, business owners and those concerned will be able to discuss what they perceive are the Town's attributes, challenges and opportunities for potential growth.

A list of what each of the seven (7) groups identified as economic drivers was compiled (Attachment #1).

A list of what each of the seven (7) groups identified as perceived Strengths, Weaknesses, Opportunities and Threats (SWOT) was compiled (Attachments #2~5).

When the 7 break~out sessions reconvened, each group presented components on a flip chart as to what they suggested in developing a new Mission Statement (Attachment #6).

4. **Adjournment:** The Special~Called, Economic Vision Forum adjourned at 8:40 p.m.


Lewis W. Weatherspoon, Mayor

Attest: 
Kim Lambert, Town Clerk



Economic Drivers within Angier Compiled (All 7 Groups Reporting):

1. What respondents thought were *Economic Drivers* within The Town of Angier:

1. Reasonable, affordable housing;
2. Farming/agriculture/horticulture (nurseries)/produce farms;
3. Construction industry/housing market;
4. Public facilities;
5. Business/restaurants/localized retail;
6. Heatmasters;
7. Sunni Skys;
8. Bitter Melon Restaurant and Market;
9. Local meat market;
10. Daycare;
11. Adult care;
12. Merchants;
13. Municipal government;
14. Traditional downtown;
15. Chamber of Commerce;
16. Downtown festivals;
17. Church outreach;
18. Open/Green spaces;
19. Bike Night at Good Times;
20. DMV;
21. Schools;
22. Banking;
23. Parks and recreation;
24. Government and schools;
25. Its location/proximity;
26. Utilities;
27. Used car lots;
28. Churches;
29. Grace Ballroom;
30. Military ~ close to Fort Bragg, Fayetteville;
31. Proximity to Campbell University, Wake County, RTP, etc;
32. The Jack Marley Park;
33. Simon's Restaurant;
34. Rusted Shovel;
35. Outside residents;
36. Highway system;
37. Bedroom community for Campbell University/Raleigh;
38. Gymnastics;
39. Service-driven businesses ~ banking, White Rabbit Brewery; auto parts; mechanics;
40. Manufacturing;
41. 63% of the jobs are outside of Town;

SWOT (Strengths, Weaknesses, Opportunities, and Threats) Compiled (All 7 Groups Reporting):

~ Strengths ~

1. What respondents thought were *Strengths*:

1. A small~town feel;
2. Open communication with Government;
3. Infrastructure utilities ~ Sewer, water systems;
4. Opportunities for new businesses;
5. Property available;
6. Low density population and diverse population;
7. The Jack Marley Park;
8. Sidewalks;
9. Appearance;
10. The Unified Development Ordinance (UDO);
11. Low crime rate;
12. Its proximity to Wake County, I-40, I-95, Campbell University, RTP, Ft Bragg;
13. Affordable land;
14. Great people;
15. Johnson's Landing;
16. People willing to accept change;
17. The Town staff;
18. Churches
19. Banks;
20. Local Police force;
21. Roads;
22. More educated population influx;
23. Coley's tenure and heritage;
24. Faith community;
25. Abundant water supply;
26. Farming, farmers' strong work ethic;
27. Small town familiarity creating a strong network;
28. Local festivals;
29. Civic clubs, caring citizens, people invested, community involvement;
30. Town Square, the Angier Depot space;
31. Available space and commercial buildings;
32. Four schools close by;
33. Good cost structure for doing business;
34. Local DMV office;

SWOT (Strengths, Weaknesses, Opportunities, and Threats) Compiled (All 7 Groups Reporting): ~ Weaknesses ~

2. What respondents thought were *Weaknesses*:

1. Transportation, Traffic; Hwy. 55 over~capacitated; four~lane highways needed;
2. Look of the Town's appearance;
3. Small businesses working together;
4. Central communication source;
5. Below average scoring schools;
6. Low density;
7. Parking;
8. Lack of industry;
9. Citizens allowing change;
10. A bedroom community/majority of its residents work and spend more in Wake, RTP, Fayetteville, Johnston Counties;
11. There are no anchor stores/destinations;
12. No natural gas;
13. Low inventory of square footage available for distribution/manufacturing;
14. No central area location;
15. Lack of business promotion; advertisement;
16. No hardware store;
17. Need a satellite park;
18. Need a community center;
19. Vacant store fronts;
20. Local businesses get no local patronage/support;
21. Exorbitant price of commercial land to develop; unrealistic ideas of property values;
22. Lack of shopping and restaurant venues; hours of operation currently in businesses;
23. Lack of apartments for senior adults and millennials;
24. Lack of communication between The Town and the general public;
25. Lack of a newspaper;
26. Small~town politics may be exclusive;
27. Programming for teenagers;
28. Lack of beautification committee to enhance aesthetics;
29. No museum building;
30. General lack of wealth;
31. Low retail sales per capita;
32. Low resident/commercial tax base;
33. Overall population;
34. Low skills/low education levels;
35. Low house taxes;
36. Lack of buildings and sites for sale;
37. Lack of rooftops;

SWOT (Strengths, Weaknesses, Opportunities, and Threats) Compiled (All 7 Groups Reporting):

~ Opportunities ~

3. What respondents thought were *Opportunities*:

1. A potential YMCA and more recreational facilities;
2. Access to CCCC/Campbell University;
3. Restaurants;
4. I-540, I-40, Fort Bragg, RTP access;
5. Residential growth coming from Wake County;
6. Water/sewer capacity attracts businesses;
7. Location of Town;
8. A small-town feel;
9. Sporting events locations;
10. Cape Fear River nearby;
11. Partnership with other agencies;
12. Public/private partnerships;
13. Potential of natural gas;
14. Retired military relocating;
15. Industrial opportunities;
16. Commerce park;
17. Have the space to grow;
18. Farming opportunities;
19. Big box stores;
20. Small retail opportunities;
21. Good coordination with NC~DOT;
22. Good leadership/relationships;
23. More technological opportunities;
24. Region is going to grow/1million ~ growth headed this way

SWOT (Strengths, Weaknesses, Opportunities, and Threats) Compiled (All 7 Groups Reporting):

~ Threats ~

4. What respondents thought were *Threats*:

1. Loss or lack of identity;
2. Wake County encroachment; (Fuquay~Varina extending its jurisdiction into Town's northern border)/Holly Springs;
3. Overgrowth;
4. Misconception about Harnett County, its schools;
5. Food chains;
6. Developing opportunities for business;
7. Highway access, street congestion;
8. Lack of parking;
9. Perceived drug activity;
10. Residents drive to other Towns to shop/spend money;
11. Lack of state funding;
12. Lack of federal funding;
13. Exorbitant cost of land;
14. Schools to support growth;
15. Surrounding towns;
16. In-between non-chain restaurants, very good;
17. Buying retail items online; millennials purchase 50% online.

Suggested Vision Statements Compiled (All 7 Groups Reporting):

Attachment 6.

5. What respondents suggested to include in The Town's *Mission Statement*:

1. Angier is a village of opportunity where businesses thrive and our community comes together through recreation, churches and civic organizations while we embrace growth with a small-town feel. (1 vote to use suggested statement).
2. Angier ~ a small town with strong roots that holds dear its family values. Located as a crossroads between Raleigh and Fayetteville, Angier has direct access to I-40 and I-95. Progressive economic vision allows Angier to look into the future and capitalize on strong growth. Angier is the perfect place to raise children, shop, live, work, and worship. (1 vote to use suggested statement).
3. The Town of Angier provides a safe and secure small town feel. The Town and surrounding area offers an excellent opportunity for education and recreation.

The infrastructure provides a Comprehensive Transportation Plan that welcomes new industry and is fertile ground for growth. (2 votes to use suggested statements).

4. Angier is a village of opportunity with its growth potential, its big-town atmosphere while maintaining its hometown feel with state-of-the-art farming technology, soaring industries, and a bustling downtown. Angier is a Town that promotes a healthy lifestyle with its scenic walkability throughout its corridors, and accessibility to its premiere park. Angier ~ The Town of Crepe Myrtles ~ prides itself on its vast diversity while retaining old acquaintances. (17 votes to use suggested statements).
5. Angier is the best place to live in North Carolina. While it is a fast-growing and diverse community, it keeps its small-town feel. Angier has great schools and parks and provides wonderful opportunities for businesses and entrepreneurs. (Our roadways make for quick commutes to RTP, Fort Bragg, and more! (2 votes to use suggested statements).
6. Angier is a center for recreational facilities, events, and parks for all ages that compliment the residential development of single-family homes and owner-occupied townhomes. This small town comes together to volunteer and raise children following faith-based values. Downtown festivals are commonplace and are a draw for military retirees and university students. The focus on internet connectivity continues to draw millennials and attract tech businesses. (10 votes to use suggested statements).
7. Angier, a friendly Town nestled between two growing areas of North Carolina, is a central area for recreational activity and embraces good, balanced growth of residential, commercial, and industrial. (6 votes to use suggested statements).