

**Town of Angier
Board of Commissioners
Work Session
Tuesday, May 17, 2022, 6:00 P.M.
Angier Municipal Building
28 North Raleigh Street
Minutes**

The Town of Angier convened during a regularly scheduled Board of Commissioners Work Session meeting Tuesday, May 17, 2022, in the Board Room inside the Municipal Building at 28 North Raleigh Street.

Members Present: Mayor Bob Smith
Mayor Pro-tem Loru Boyer Hawley
Commissioner Alan Coats
Commissioner Jim Kazakavage
Commissioner George Junior Price

Members Absent:

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

Others Present:

Call to Order: Mayor Smith presided, calling the Board of Commissioners Work Session meeting to order at 6:00 p.m.

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

Invocation: Mayor Smith offered the invocation.

Commissioner Price requested to add a Closed Session pursuant to GS 143-318.11 (a)(3); (a)(5); and (a)(6) to consult with the Town Attorney; property acquisition; and personnel matters.

Mayor Smith asked if there was discussion about removing the generator bid off the agenda. The Commissioners responded there was not.

Mayor Smith made the following comment: "I believe that we're in the process of changing the plan to build a new Town Hall; I believe that instead we are going to discuss buying Jim Burgin's building for \$3.5M by Town Officials. I believe that we will have to renovate the old Town Hall for the Police. I believe that we are looking at adjusting Town taxes. I believe that we are in a position to throw away \$700,000 that we have paid towards construction of a new Town Hall. I believe that we're going to have blame shifted to Gerry Vincent for all of this; that's my belief. Is the agenda approved with the additional Closed Session?"

Mayor Pro-tem Hawley asked if she could make a comment to which Mayor Smith agreed. She made the following comment: "I don't think that we would be throwing away \$700,000 if we can save the taxpayers almost, right now, over \$18M for a Town Hall. Right now, I'm sorry but I don't think we ought to put it on the taxpayers back. I just wanted to make that comment. I think in a couple of years because we are in a recession or getting ready to get into a recession, I think as being the servants of this Town it is our fiscal responsibility to make sure the burden does not lie on the taxpayers. Thank you."

Commissioner Price stated "I'd like to make a motion to approve the agenda without the Mayor's comments"

Mayor Smith announced Commissioner Price was out of order.

Approval of the May 17, 2022 meeting agenda: The Town Board unanimously approved the agenda with the following amendment: adding Closed Session pursuant to GS 143-318.11 (a)(3); (a)(5); and (a)(6) to consult with the Town Attorney; property acquisition; and personnel matters.

Board Action: The Town Board unanimously approved the May 17, 2022 meeting agenda as amended.

Motion: Mayor Pro-tem Hawley

Vote: 4-0, unanimous

Presentations

Mayor Smith presented Public Works Director Jimmy Cook, a Proclamation in honor of National Public Works Week, which is May 15th – 21st.

Mayor Smith presented Chief Thompson, a Proclamation in honor of National Police Week, which is May 15th – 21st.

Aaron Meredith, with the Harnett County Sherriff's Department, presented a Certificate of Appreciation to the Angier Police Department and the Town of Angier for their assistance with the Harnett County Cares Program that helped with the Kentucky tornado victims.

Public Comment

Seeing no one, Mayor Smith closed the public comment portion of the meeting.

Consent Agenda

1. Approval of Minutes

- a. March 15, 2022 – Work Session
- b. April 5, 2022 – Regular Meeting
- c. April 19, 2022 – Work Session

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

Motion: Mayor Pro-tem Hawley

Vote: 4-0; unanimous

Public Hearings

1. Voluntary Annexation Petition

Planning Director Sean Johnson stated that staff received a voluntary annexation petition submitted by Joel R. Young & Sherrill F. Young, Jr., requesting to annex approximately 130.355 acres located at 6600 Wimberly Road (Wake PIN: 0684661987). A Sufficiency of the Petition and a Certification of Results were issued in April; a date to set the Public Hearing was approved in April and advertised accordingly. Following the required Public Hearing, the Town Board will be qualified to consider the adoption of Ordinance #A004-2022 to Extend the Corporate Limits of Town.

Mr. Johnson pointed out that the first three Public Hearings on the agenda are all related; two annexation petitions along with a rezoning request for those two subject parcels. Therefore, if the two annexations are not approved by the Board, the rezoning cannot be voted on tonight because the properties in question are not currently in Angier's jurisdiction.

Mayor Smith opened the Public Hearing.

Jim Chandler with Timmons Group, 5410 Trinity Road, Raleigh, stated he is representing the developer on the property is consideration for annexation. They have been working

with the Angier Public Works Department to come up with the best way to connect to public water and sewer to serve the proposed development.

Seeing no one, Mayor Smith closed the Public Hearing.

Board Action: The Town Board voted to adopt Ordinance #A004-2022 to Extend the Corporate Limits of Town totaling approximately 130.355 acres located at 6600 Wimberly Road; submitted by Joel R. Young & Sherrill F. Young, Jr. (Wake PIN: 0684661987).

Motion: Mayor Pro-tem Hawley

Vote: 4-0; unanimous

2. Voluntary Annexation Petition

Planning Director Sean Johnson stated that staff received a voluntary annexation petition submitted by William Coy Rogers Heirs requesting to annex approximately 15.622 acres located at 9405 Kennebec Road, Willow Spring, NC (Wake PIN: 0684477282). A Sufficiency of the Petition and a Certification of Results were issued in April; a date to set the Public Hearing was approved in April and advertised accordingly. Following the required Public Hearing, the Town Board will be qualified to consider the adoption of Ordinance #A005-2022 to Extend the Corporate Limits of Town.

Mr. Johnson stated this property is located directly North of the just annexed parcel at 6600 Wimberly Road. The future developer would like to create connectivity to the adjacent Highland Ridge subdivision to the North for street and utility connection purposes.

Mayor Smith opened the Public Hearing.

Seeing no one, Mayor Smith closed the Public Hearing.

Board Action: The Town Board voted to adopt Ordinance #A005-2022 to Extend the Corporate Limits of Town totaling approximately 15.622 acres located at 9405 Kennebec Road, Willow Spring, NC submitted by William Coy Rogers Heirs (Wake PIN: 0684477282).

Motion: Commissioner Kazakavage

Vote: 4-0; unanimous

3. Conditional Rezoning Request

Planning Director Sean Johnson stated that staff has received a conditional rezoning request from the Pulte Group for approximately 145.977 acres located at 6600 Wimberly Road & 9405 Kennebec Road, Willow Spring, NC (Wake PINs: 0684661987 & 0684477282). The current zoning is Wake County R-30 and the proposed zoning is Town of Angier CZ R-6. The properties in question are currently vacant, wooded land.

Surrounding land uses include low density residential and agricultural uses, as well as the recently approved Highland Ridge subdivision to the North. Town of Angier water and sewer will be extended by the developer to serve this development. Transportation access will be provided by Wimberly Road with two access points proposed. The requested rezoning properties are not shown on the Future Land Use Map; however, these will be added once annexed and a zoning district is assigned. The Planning Board voted unanimously to recommend approval of the conditional rezoning request at their April 12th meeting with the conditions presented.

Mr. Johnson reviewed the proposed subdivision plan that showed 344 single family lots with varying lot sizes; 130 lots between 6,000 – 7,000sqft; 173 lots between 7,000 – 10,000sqft; and 41 lots 10,000+sqft. All major subdivisions in Angier have to have 20% of the property dedicated for open space, up to a maximum of 10 acres. The property in question has proposed 58.4 acres of open space, which is roughly 40% of the total tract.

Mr. Johnson then 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 344 total lots on the parcels in question. In the case of a reduction in the total lot count based on unforeseen design constraints, the Planning Director may approve minor adjustments to the proposed subdivision plan.
3. The minimum lot size shall be at least 6,000sqft.
4. At least 178 lots shall be between 7,000sqft – 10,000sqft.
5. At least 45 lots shall be greater than or equal to 10,000sqft.
6. The minimum lot width shall be 50ft.
7. The minimum building setbacks shall be as required in the R-6 district.
8. There shall be a minimum of 10 acres of open space preserved in the proposed subdivision. Open space shall be developed in accordance with Chapter 6 of the Angier Zoning Ordinance.
9. 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 frontage on Wimberly Road which stubs to each adjacent property.
10. A 15ft Type A buffer shall be installed where a proposed lot is directly adjacent to a neighboring property.
11. All dwellings on the proposed lots shall have at least a 2-car garage.
12. All dwellings on the proposed lots shall have two or more types of finishes on the front façade: lap siding, masonry, shakes, board and baton.
13. A minimum of 4 active recreational open spaces shall be spread along neighboring streets. Improvements to each of the recreational and usable open space shall be determined at recordings for each respective phase in keeping with the stated intent and found acceptable to the Planning Department. Gathering areas with benches

and picnic tables, tot lots, play lawns, dog park and shade shelter/gazebo are intended examples.

14. A neighborhood recreation amenity area is proposed within the development to include a cabana and pool. The cabana shall include a minimum of 500 square foot covered area and bathrooms for a minimum of 3,000 square foot pool.
15. Westbound right-turn lanes and Eastbound left-turn lanes shall be installed to NCDOT standards to serve each proposed access on Wimberly Road.

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.

Erin Becton, 6410 Wimberly Rd., had questions regarding buffer requirements and was concerned with children's safety as well as her animals' safety.

Jim Chandler with the Timmons Group, stated they wanted to provide a mix of lot sizes despite being R-6 Conditional. The average lot size is almost 8,200sqft across the 344 lots proposed. They are committing to 40% open space that will include a pool, amenity spaces, pocket parks, dog parks, and benches. Sidewalks are proposed throughout the subdivision as well as along Wimberly Road. Per Angier standards, a proposed 15ft Type A buffer will be provided against any lot that will backup to an existing lot. Some architectural features will be included to dress it up. A traffic impact analysis was conducted and resulted in no required improvements. However, the developer is committing to both right and left turn lanes at both driveway entrances on Wimberly Road. They believe they are compatible with the Highland Ridge subdivision adjacent to the property in question and will be stubbing a road to these two tracts that will promote interconnectivity between the two. An on-site pump station is also being proposed and have agreed to the included conditional requirements.

Robert Rudloff with Pulte Group, stated the proposed house product size will vary between 1,800sqft to about 2,800sqft.

Edward Currin, 6390 Wimberly Road, voiced that his main concern was having many children living next to a farm with livestock, ponds, and creeks and wanted to know if any kind of safety barriers would be constructed to keep them out of harm.

Mr. Chandler stated that they had already committed to buffers that are being placed from a landscape standpoint.

Mr. Rudloff added that often when they develop communities like this it's not always easy to figure out buffering without creating a fortress appearance. However, there will be plenty of things for the children to do with the pool and parks proposed.

Randy King with Pulte Group, stated negotiations of possible fencing may be made with adjacent property owners.

Seeing no one, Mayor Smith closed the Public Hearing.

Board Action: The Town Board voted to approve the proposed Rezoning Request along with the conditions proposed. In addition, the developer is encouraged to meet with adjacent property owners along the eastern border of the proposed development to discuss potential fencing locations. These conditions are to be incorporated into the rezoning regulations for the application submitted by Pulte Group (Wake PINs: 0684661987; 0684477282; and 0684477282).

Motion: Commissioner Price

Vote: 4-0; unanimous

4. Rezoning Request

Planning Director Sean Johnson stated that in order to facilitate the construction of the Angier Farmer's Market project, staff has proposed a rezoning for the Town's property located at 92 S. Broad Street W. which would place the property in the Central Business district. The property in question totals 0.345 acres (Harnett PIN: 0673-79-3165.000). The current rezoning is R-10 and the proposed rezoning is Central Business. The Planning Board voted unanimously to recommend approval of the rezoning request at their April 12th meeting.

Mr. Johnson indicated the property is currently vacant and surrounding land uses include medium density residential, restaurant, retail, and office uses. The property is adjacent to Depot Square, and will serve as the future location of the Angier Farmer's Market. Public water and sewer are available at this location. The property in question is designated for commercial uses on the Future Land Use Plan. The proposed rezoning to Central Business would allow for a Town Farmer's Market/Mixed Use Market, which is different than, but compatible with, this commercial designation.

Mayor Smith opened the Public Hearing.

Seeing no one, Mayor Smith closed the Public Hearing.

Board Action: The Town Board voted unanimously to approve the rezoning requested located at 92 S. Broad Street W. from R-10 to Central Business (Harnett PIN: 0673-79-3165.000).

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

New Business

1. Voluntary Annexation Petition

Mr. Johnson stated that staff has received a voluntary annexation petition from Roger Howard Dupree for approximately 91.85 acres located on Tippet Road & Roy Adams Road, Angier, NC (Harnett PINs: 0673-45-5069.000; 0673-44-2149.000 & 0673-53-1625.000). The next step is for the Board to direct the Town Clerk to investigate the sufficiency of the petition and report back at the June 7th Board meeting.

Board Action: The Town Board unanimously approved Resolution #R011-2022 to Direct the Clerk to Investigate the Sufficiency of the Petition and report back at the June 7th Board meeting.

Motion: Commissioner Kazakavage
Vote: 4-0, unanimous

2. Ordinance to Demolish Dilapidated Dwelling

Mr. Johnson stated that code enforcement staff has been enforcing the minimum housing standard code against the deteriorating dwelling at 922 N. Broad Street E. since the case opened on October 18, 2021. Upon multiple inspections, which found the dwelling was unfit for habitation, staff issued an order to repair or demolish the dwelling within 90 days on November 29, 2021. Because the owner has shown no effort to restore the dwelling to a habitable condition, and the house continues to deteriorate, staff is requesting an Ordinance to Demolish the dwelling. Staff will solicit bids for demolition of the dwelling and costs will be a lien against the property.

Board Action: The Town Board unanimously approved an Ordinance to Demolish Dilapidated Dwelling located at 922 N. Broad Street E.

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

3. Budget Amendment #12

Finance Director Hans Kalwitz stated that Budget Amendment #12 pertains to the recognition of revenue received in the General Fund, HWY 210/Park Street Project Fund, and the Water & Sewer Fund. Allowable spending within each associated expenditure line will be increased, thereby leading to a balanced budget amendment.

The General Fund has received \$10,000 for a Harnett County landfill credit, \$5,060 from the ABC Board for the Alcohol Education Program to be established, and \$800 for Library donations; the latter two amounts will be treated as restricted revenue. The Harnett County landfill credit will increase allowable spending within the Streets & Sanitation Department, the ABC Board contribution will launch a Police Department expenditure line for Alcohol Education (which is restricted and balanced forward into future fiscal years), and the Library donations will increase allowable spending within the restricted Library Donations expenditure line.

The HWY 210/Park Street Project Fund has received \$20,000 from payment in lieu of a sidewalk project, which will increase necessary allowable spending throughout our ongoing project.

The Water & Sewer Fund has received, and will continue to receive, rental payments (amounting to \$11,700) from a Public Works location and will be appropriated to the Sewer Department. Also, the Water & Sewer Fund has received reimbursement for damages to a water line (\$11,482) and will be appropriated to the Water Department.

Board Action: The Town Board unanimously approved Budget Amendment #12 as it pertains to revenue received in the General Fund, HWY 210/Park Street Project Fund, and the Water & Sewer Fund.

Motion: Commissioner Kazakavage

Vote: 4-0, unanimous

4. Town Hall – Generator Bid Award

There was discussion amongst the Board about needing a generator as the Town currently does not have one, however Mr. Vincent informed the Board that this particular bid was based on the specs for the 21,000sqft building proposed for the new Town Hall.

Board Action: The Town Board unanimously voted to table this item until further notice.

Motion: Mayor Pro-tem Hawley

Vote: 4-0; unanimous

5. Town Manager's Recommended FY22-23 Budget Message

Town Manager Gerry Vincent presented his Budget Message for FY21-22 Budget. Highlights include:

General Fund

- Ad Valorem Tax Rate will remain level at \$0.53/\$100 property valuation. (Proposed budget does NOT recommend “revenue-neutral”, due to Harnett County’s comprehensive reappraisal of real property, which has not been performed for more than 17 years).
- General Fund Budget for FY23 is being proposed at \$7,001,372 (+2.5%)
- Utility Fund Budget for FY23 is being proposed at \$3,369,933 (-28.6%); the reduction is due, in part, to the refunding/refinancing of existing loans, less capital outlay, and legal;
- Solid Waste Services Contract with Carolina Trash, Inc. will increase by 4.5% due to fuel increases;
- Six (6) new positions are being proposed as follows: Police (2), Public Works/Utilities (2), Planning (1), and Finance (1);
- 4% Cost of Living Adjustment (COLA/Market Adjustment) Effective July 1st for all full-time employees;
- Worker’s Compensation increased by 47% due to claims in FY22;
- Health Reimbursement Account (HRA) was reduced by \$1,000 for all full-time employees (Employees pay the first \$2,000/Town \$2,000);
- NC Retirement System continues to increase by the State (LGERS to 12.1% and LEOS to 13.1%)
- The Jack Marley Park Comprehensive & Master Plan recommended a number of renovations and additions such as:
 - New Entrance Sign
 - Office (Exterior) Renovations
 - Playground Equipment
 - Rip Rap (Ditch Line) along newly installed Dog Park
- Willow Street/Junny Road Sidewalk Project (Engineering costs only);
- HWY 210 Drainage & Sidewalk Project will carry over into FY23 and scheduled for completion in September;
- Planning/Community Development proposing a number of downtown improvements;
- Health Insurance rates with Cigna began at a 30% increase, however, was negotiated to 8%;
- Public Works will schedule the widening of Wilma Street once the developer installs its required improvements, along with other scheduled projects;

Utility Fund

- A fee increase of 2.5% based on the Five-Year Rate & Fee Schedule presented by EnvironLink and adopted by the Board of Commissioners; the proposed increase only affects the sewer (flat) rate to maintain the operations of the system and to cover debt service;

Mr. Vincent stated an advertisement will be published in the local newspaper for a Public Hearing for June 15th at 6:30pm.

Old Business

1. Resolution #R012-2022 – Fixing a Date for Annexation Public Hearing submitted by Vann Stephenson

Planning Director Sean Johnson stated staff has received a voluntary annexation petition from Vann Stephenson for an approximately 74.716 acre property located at 1251 N. Raleigh Street, Angier, NC (Harnett PIN: 0674-46-8078.000). 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 June 7, 2022.

Board Action: The Town Board unanimously voted to approve Resolution #R012-2022 to Fix a Date for Annexation Public Hearing submitted by Vann Stephenson for June 7, 2022.

Motion: Mayor Pro-tem Hawley

Vote: 4-0; unanimous

2. Resolution #R013-2022 – Fixing a Date for Annexation Public Hearing submitted by Sandra V. Stephenson & Peggy V. Hardison

Planning Director Sean Johnson stated staff has received a voluntary annexation petition from Sandra V. Stephenson & Peggy V. Hardison for approximately 17.675 acres located on NC 55 W., Angier, NC (Harnett PINs: 0673-94-3543.000 & 0673-93-4853.000). The Town Clerk has investigated the sufficiency of the annexation petition, and the next step is for the Board to set the date of the Public Hearing at the June 7, 2022 Board meeting.

Board Action: The Town Board unanimously voted to approve Resolution #R002-2022 to Fix a Date for Annexation Public Hearing submitted by Joel R. Young and Sherrill F. Young, Jr.; and Resolution #R008-2022 to Fix a Date for Annexation Public Hearing submitted by William Coy Rogers Heirs for May 3, 2022.

Motion: Mayor Pro-tem Hawley

Vote: 4-0; unanimous

3. Ordinance Amendment – Sections 13.11 & 4.9.3

Mr. Johnson stated that based on comments received from the Board at the February 15th Workshop, staff has drafted an amendment to Sections 13.11 and 4.9.3 of the Ordinance related to nonconforming automobile storage, junk yards, and salvage yards. These amendments are intended to allow for Code Enforcement staff to enforce the screening of properties in Angier's jurisdiction which have more than three junked motor vehicles stored on the property.

Mr. Johnson explained that back in June 2021, an Ordinance amendment was adopted by the Board, and enforcement by the Code Enforcement Officer began shortly thereafter. The deadline for compliance for screening requirements of that amendment was in December 2021.

Enforcement action was taken against two properties in Town; Nissen Automotive located at 331 W. Depot Street and Stuart's Wrecker Service located at 165 N. Raleigh Street. Each property owner was fined \$50 due to noncompliance prior to the February 15, 2022 Board of Commissioner's Workshop, at which staff was directed by the Board to cease enforcement and place this Ordinance amendment on hold for future discussion.

At the March 8, 2022 Planning Board meeting, the Planning Board reviewed a brand-new Ordinance amendment related to the same sections of the Ordinance based on feedback from the February Board workshop. A couple of those goals was to adjust the language, specifically the removal of the word "junkyard". "Junkyard" has been replaced by the Ordinance definition to "Storage Yard". The Planning Board recommended this amendment, after the effective date of the Ordinance, that staff will give each of the property owners that were currently in violation, 60 days to comply with the screening requirements as proposed.

The Planning Board recommended approval of this Ordinance amendment at their March 8th meeting. The Public Hearing for these amendments was held at the April 5th meeting, and the Board tabled discussions until May 3rd. The May 3rd meeting was cancelled, and all items were postponed until May 17th. The Board can now choose to adopt these amendments as recommended by the Planning Board, or deny the amendment and allow the junkyards to remain legal nonconforming (grandfathered).

Revised Based On Planning Board Discussion

PROPOSED ORDINANCE AMENDMENTS – NONCONFORMING
JUNKYARDS AND JUNKED VEHICLE STORAGE

BLACK = Existing Language

RED = Language to be Removed

GREEN = Language to be Added

Ordinance Definition:

Junkyard Storage Yard. An establishment or place of business which is maintained, operated, or used for storing, keeping, buying, or selling ~~junk~~ vehicle parts. ~~or for maintenance or operation of an automobile graveyard.~~ Any lot containing more than three unregistered and nonfunctional ~~(junk)~~ motor vehicles shall constitute a ~~junkyard~~ Storage Yard for the purpose of this ordinance.

Ordinance Section 13.11. - Nonconforming automobile storage, ~~junk~~ storage yards, and salvage yards.

Nonconforming automobile storage, ~~junk~~ storage yards, and salvage yards shall provide an opaque buffer in accordance with Section 4.9.3 no later than ~~six months~~ 60 days after the date of notification by the administrator.

Ordinance Section 4.9.3 ~~Junkyards~~ Storage Yards, junked motor vehicles, salvage operations and similar uses.

~~Junkyards~~ Storage yards, salvage operations, and similar uses shall comply with the following requirements. ~~Junkyards~~ Storage yards, salvage operations, and automobile repair services existing at the date of adoption of this ordinance shall be brought into compliance with the requirements included herein within ~~six months~~ 60 days ~~of the effective date of this ordinance~~ after the date of notification by the administrator.

Standard	Junked Unregistered and nonfunctional Motor Vehicles (Existing and New Automobile Services)	New and Expanding Junkyards Storage Yards	Nonconforming Junkyards Storage Yards
Buffer shall be adjusted in height to meet the required height requirement and to ensure maximum screening where the road grade is significantly higher than the required buffer and during all seasons of the year.	X	X	X
Junked Unregistered and nonfunctional motor vehicles shall not be stacked higher than the screening.	X	X	X
Vehicles shall be stored in such a manner that all fire apparatuses and equipment can ingress and egress all areas of the site at all times and be in accordance with all state and federal regulations.	X	X	X
Maximum of two three junked unregistered and nonfunctional vehicles outside of automobile salvage yard opaque screening or enclosed building, unless otherwise specified.	X	X	X
Junked Unregistered and nonfunctional motor vehicles and parts storage areas shall be screened from view from adjacent property and right(s)-of-way by an opaque fence at least six feet in height. Chain link fencing with slats or other supplemental screening material shall not be used to meet the requirements of this section.	X	X	X
New automobile services that have junked unregistered and nonfunctional motor vehicles and motor vehicles parts storage areas shall be screened from view from adjacent property and right(s)-of-way.	X	X	X
Junked Unregistered and nonfunctional motor vehicles or parts shall not be stored in the front yard or in the required front yard setback.	X	X	X
Setback from a school, residential structure, religious institution, or place of public assembly existing at application approval, excluding the residence of the owner (s) of such use.		1,000 feet	

Buffering plan shall be submitted in accordance with chapter 7 of this ordinance.		X	
All operations, equipment, junk, and/or inoperable unregistered and nonfunctional motor vehicles shall be kept within said buffer at all times unless in motion by transportation to and from the site.	X	X	X
Setback for equipment, junk, and/or inoperable unregistered and nonfunctional motor vehicles from any adjoining property lot line.	20 feet	50 feet	20 feet
Fences shall be designed to reasonably secure the area from unauthorized entry.	X	X	X
Setback from rights-of-way of any public or private road existing at application approval (property line shall be used if no right-of-way).		100 feet	10 feet
The operational area existing at the effective date of the ordinance shall not be expanded, except in conformance with the provisions of this ordinance.		X	X
Motor vehicles, parts, or other junked materials storage prohibited in setback.	X	X	X

There was discussion amongst the Board regarding not placing an undue burden on currently business owners.

Board Action: The Town Board unanimously voted to approve Ordinance amendment to Sections 13.11 and 4.9.3 as presented, however requiring compliance of the Ordinance no later than 4 months from notification by the Administrator.

Motion: Commissioner Kazakavage

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. Last week, staff emailed letters to individual businesses to indicate that the Town of Angier will no longer be providing dumpster services to their properties. Last year, prior to activating the sold waste services contract with Carolina Trash, businesses were to contact their services individually. The remaining businesses has been reduced to five and have two months to secure these services, which is sufficient time.
2. A Phase 1 & 2 Environmental reports were conducted, as required by USDA, based on the removal of two underground tanks back in 1997. The Phase 2 report indicated two chemicals that exceeded state standards. The Department of Environmental Quality (DEQ) issued a conditional notice of "no further action". The conditional requirements are to record a notice to the title of the property (Town Hall), and send letters to the adjacent property owners (3). These requirements are being met.
3. Town Hall Update – At the end of April, the Police Department relocated across the street to 58 N. Broad Street E. Next steps will be removal of any hazardous material before the building is demolished in July. In addition, all bids are in for town hall, now being reviewed by Rodgers Builders, and then will submit a Guaranteed Max Price to the town for review.

Mayor & Town Board Reports

Former Commissioner Mike Hill requested to make a comment. He spoke of his concern regarding the public knowing ahead of time issues being brought during Closed Session. He voiced that decisions need to be made in the Board room and not at people's homes.

Board Action: The Town Board unanimously voted to go into Closed Session pursuant to GS 143-318.11 (a)(3); (a)(5); and (a)(6) to consult with the Town Attorney; property acquisition; and personnel matters at approximately 8:07pm.

Motion: Commissioner Price

Vote: 4-0; unanimous

Board Action: The Town Board unanimously voted to reconvene in open session at approximately 10:35pm.

Motion: Mayor Pro-tem Hawley

Vote: 4-0; unanimous

Board Action: The Town Board unanimously voted to table the new Town Hall design & construction until a later date and pursue an option to purchase another office building; cleaning and renovations will be made to the existing Town Hall that will house the Finance and Police Departments; the Planning Department will move to 58 N. Broad St. E contingent upon termination of lease. The real estate tax will be reduced to \$0.49 based on Harnett County's re-appraisal.

Motion: Mayor Pro-tem Hawley

Vote: 4-0; unanimous

Adjournment: There being no further business, the Town Board voted unanimously to adjourn the meeting at 10:35pm.

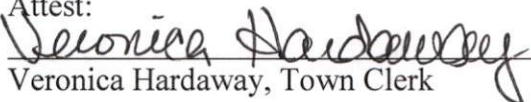
Motion: Mayor Pro-tem Hawley

Vote: Unanimous, 4-0



Robert K. Smith, Mayor

Attest:


Veronica Hardaway, Town Clerk