Town of Angier
Planning Board Meeting
January 12, 2016, 7 p.m.
Municipal Building
28 North Raleigh Street
Angier, North Carolina 27501
Agenda

---

1. Call to Order

2. Pledge of Allegiance

3. Invocation

4. Election of Planning Board Chair and Vice-Chair

5. Consideration of Tonight's Planning Board Agenda

6. Consideration and potential Approval of the December 8, 2015, Planning Board Minutes

7. Items for Discussion and Recommendation

   ▶ Continued Discussion of the Text Amendment Request by Tasha McKoy (This issue was tabled during the December 8, 2015, Planning Board Meeting) The applicant is requesting a "Craft Market" be added to the Permitted Uses Table of the Unified Development Ordinance (UDO, Chapter 3, Section 3.3). Current ordinances do not allow Craft Markets within the General Commercial (GC) or Central Business (CB) districts. The Planning Board had voted at that time to table Ms. McKoy's request until the January 12, 2016, meeting, and after she had consulted with NCDOT about any additional stipulations they may require. The parcel associated with this Text Amendment request is located on the corner of McIver and S. Raleigh Street.

   ▶ Rezoning Request by applicant, Curtis Perry who desires to rezone one acre of the parcel located at 213 Fabrications Lane, Angier, from Commerce Park (CP) to residential (RA-30)

8. Other Business

9. Adjournment of the Planning Board and Opening the January 12, 2016, Joint Board of Commissioners' and Planning Board Special-Called Meeting*

*A separate Agenda for the Special-Called Meeting to follow is attached.

Town of Angier

angier.org

Lewis Weatherspoon
Mayor

Coley B. Price
Manager

SPECIAL-CALLED LAND USE AND ECONOMIC DEVELOPMENT SESSION
Agenda
Tuesday, January 12, 2016
(Approximately 7:45 p.m. ~ immediately following the Angier Planning Board Meeting)

1. Call to Order

2. Introduction of the Presenter for the Special-Called Meeting

3. Presentation and Discussion of potential Infrastructure Improvement Projects including a Water Tank and/or a Booster Pump by Charles McGougan, P.E., of MBD Consulting Engineers, P.A.

4. Other Business ~ Discussion to summarize the scope of services ~ envision an Angier action plan ~ Land-Use and Economic Development summary by Mayor Weatherspoon and Town Manager Coley Price

5. Adjournment

Post Office Box 278 • Angier, North Carolina 27501-0278 • (919) 639-2071

Town of Angier Planning Board
Minutes
December 8, 2015, 7:00 p.m.
Municipal Building
28 North Raleigh Street
Angier, North Carolina 27501
Agenda

The Angier Planning Board met in regular session Tuesday, December 8, 2015, inside the Municipal Building Board Room, 28 N. Raleigh Street. Chairman Kenneth Edwards presided, calling the meeting to order at 7:00 p.m.

Members Present: Chairman Kenneth Edwards
Vice-Chairman Tristan Scott
Danny Honeycutt
Lee Marshall
Wayne Oakes
Paul Strohmeyer

Members Absent: DeWayne Gandy

Staff Present: Town Manager, Coley Price
Town Planner, Jay Sikes
Planning and Permitting Technician, Sean Johnson
Town Clerk, Kim Lambert

Others Present: Mayor Lewis Weatherspoon
Commissioner Craig Honeycutt
Commissioner/Mayor Pro Tem Bob Smith

2. **Pledge of Allegiance:** Chairman Edwards led the pledge of allegiance.

3. **Invocation:** Wayne Oakes offered the invocation.

4. **Approval of the previous Planning Board Meeting minutes:** Chairman Edwards entertained a motion to approve the September 8, 2015, Planning Board Meeting minutes.

   Planning Board Action: The Planning Board voted unanimously to approve the meeting minutes from September 8, 2015.

   Motion: Vice-Chair Tristan Scott
   Seconded: Lee Marshall
   Vote: Unanimous, 6-0

5. **Consideration of the Planning Board Agenda**: The agenda was approved as presented.

6. **Item for Discussion and Recommendation**

   ►A Text Amendment Request for a "Craft Market" to be added to the Permitted Uses Table of the Unified Development Ordinance (UDO, Chapter 3, Section 3.3). The Applicant was Tasha McKoy.

   Mr. Jay Sikes presented the staff report for the text amendment request made by applicant, Tasha McKoy. Mr. Sikes provided background information including details that the privately operated, open-air markets, produce stands similar to what Ms. McKoy was proposing were not allowed within the General Commercial (GC) or Central Business (CB) districts. He said that current ordinances were not applicable to what Ms. McKoy was proposing to do.

   Ms. McKoy addressed the Planning Board, describing what she would likely offer for sale at the Craft Market including homemade crafts, jellies, jams and seasonal produce. She said she would like to dedicate the business to her grandmother, Mrs. Inez Lee, whom she described as an active community leader. Although some Planning Board members discussed her potentially utilizing the previous Farmer's Market venue at the Angier Public Library free of charge to gauge the public's interest, Ms. McKoy preferred to establish the proposed Craft Market only on her family's property. The Planning Board seemed to approve of the Applicant's intentions, with both Chairman Edwards and Vice-Chair Scott stating that her intentions were good, but there were some substantial requirements she had not considered.

   There were a few questions from the Planning Board regarding the heavy traffic area, the proposed ingress and regress at the desired site, the type of material to be used for a potential parking lot and whether the Applicant had contacted NC Department of Transportation (NCDOT) officials for further requirements. Vice-Chair Scott asked Ms. McKoy what was more important to her – honoring her grandmother or making money. She responded that both were "equally important." Ms. McKoy also said that she was not aware that she needed to discuss her plans with NCDOT officials, but would be willing to do so. Chairman Edwards told the Applicant that he would help her obtain whatever information that was required to further her plans to establish the Craft Market.

   Chairman Edwards entertained a motion to recommend that the request by Ms. McKoy be tabled until such time that the Applicant has obtained more information regarding improvements to the lot and after she has consulted with NCDOT officials.

   Planning Board Action: The Planning Board voted to recommend tabling Ms. McKoy's request until the January 12, 2016, meeting, after she has consulted with NCDOT about any additional requirements they may have.

Motion: Vice-Chair Tristan Scott
Seconded: Paul Strohmeyer
Vote: Unanimous, 6-0

7. **Other Business**: Town Planner Jay Sikes introduced potential Text Amendments for the Planning Board's consideration including verbiage under Chapter 4, Section 4.2.8, Manufactured Homes on Individual Lots (deleting Item 4); and under Chapter 9 Infrastructure, Section 9.3.1, Outdoor Lighting (deleting Item C), all revisions recommended by the staff. Due to changes in the North Carolina General Statutes, the Town must revise its Section 5.3, Residential Building Designs (deleting Items B, C, and the last sentence in A, *Exterior wall materials shall be wood, brick, stone, stucco, vinyl or similar materials*).

   Planning Board Action: The Planning Board voted to recommend approving the proposed Text Amendments listed in the aforementioned paragraph. The Text Amendments will now go before a Public Hearing January 5, 2016, during the Board of Commissioners' meeting for consideration and/or approval.

   Motion: Paul Strohmeyer
   Seconded: Wayne Oakes
   Vote: Unanimous, 6-0

8. **Adjournment**: Chairman Edwards entertained a motion to adjourn the meeting.

   Planning Board Action: The Planning Board voted to adjourn the December 8, 2015, meeting.

   Motion: Paul Strohmeyer
   Seconded: Vice-Chair Tristan Scott
   Vote: Unanimous, 6-0

With there being no further business to discuss, the Planning Board meeting was adjourned at 7:59 p.m.

ATTEST:

_____
Kenneth Edwards, Chairman

_____
Kim Lambert, Town Clerk

For Planning Department Use Only
Case Number: _____
Date Received: _____
Fee Paid: _____
Board Meeting: _____

PETITION FOR ZONING ORDINANCE TEXT AMENDMENT

The following information must be provided by the applicant. The application must be submitted to the Planning Department by the deadline shown on the Rezoning Schedule.

Name of Petitioner: Tasha McKoy Phone No. 919-413-1017

Address of Petitioner: 272 W Church St.
Angier N.C. 27501

Section of Ordinance: Chapter 3, Section 3.3

Ordinance Change Requested: I was told by Sean Johnson Town of Angier planning manager. I needed to Complete this form. In order for the town to readjust some out dated codes in the planning test. In order to accommodate ~~the~~ marketing proposal presented in front of the town board on 10/06/2015

→ Request is to add "Craft Market" to GC district of permitted uses table

Give statement justifying the requested amendment regarding the changing conditions, if any in the area or in the Town generally, that make the proposed amendment reasonably necessary to the promotion of the public health, safety and general welfare. _____

See Attachment A

Petitioner Signature _____ Date Nov 6 2015

Sworn to and subscribed before me this 6 day of Nov, 2015.

Notary Public _____

My Commissioner Expires 04-05-2019

VALERIE GONZALEZ
Notary Public
Wake County
My Commission Expires
04/05/2019
NORTH CAROLINA

Attachment A

The Vision: Creating personal and social change through sustainable agriculture.

The Mission: The Market's mission is to create a thoughtful and productive community with youth and adults from diverse backgrounds who work together to build a sustainable food and produce system. The plan is to bring our County and Township together to provide produce, baked goods, handmade arts & crafts along with advertising ventures and seminars for independent businesses. We will provide youth leadership opportunities, with hope to inspire and support others and to create good change with positive morals in our town and communities.

Proposed Dates of Operation: Saturday 8am-4pm, Sunday 11am 4pm & Wednesday 3pm-8pm

Outreach Plan: Take advantage of Traditional and New established outreach paths as well as be creative about generating interest in and business around the market. WIC programs, bakeries, Technical & Local schools, Outreach, ministries, celebrations and seminars.

Market Permits: (Open) Market Permits, Parking Permit, Vendors Permit and other permits applied.

Donations: via Organization giving or receiving.

Know and Trust the Product: The true value of the market is to know and trust the product. It is important to us to know the vendors and produce delivered from the farms to the markets each week is a trusted quality product. The Projects, crafts & food growers will be well-informed about the needs and desires of the community, the market and each grower. It is our mission to keep a healthy presentable grounds & network of skilled growers and craftsmen. We will provide our customers and marketers with a reason to shop and vend week after week. In hopes of a great economical, agricultural & environmental draw.

Angier Produce and Craft Market

November 6, 2015

In September 2015 we gathered a group of interested people and determined specific goals and tasks for the Market. We also explored some direct marketing, promoted and reviewed feedback from people's replies on the market and how it will affect the community (a wide response from shoppers and interested vendors). In November we hope to finalize the market management and the organization so we can begin public marketing (continue through November and December). In January we hope to have the market open and running.

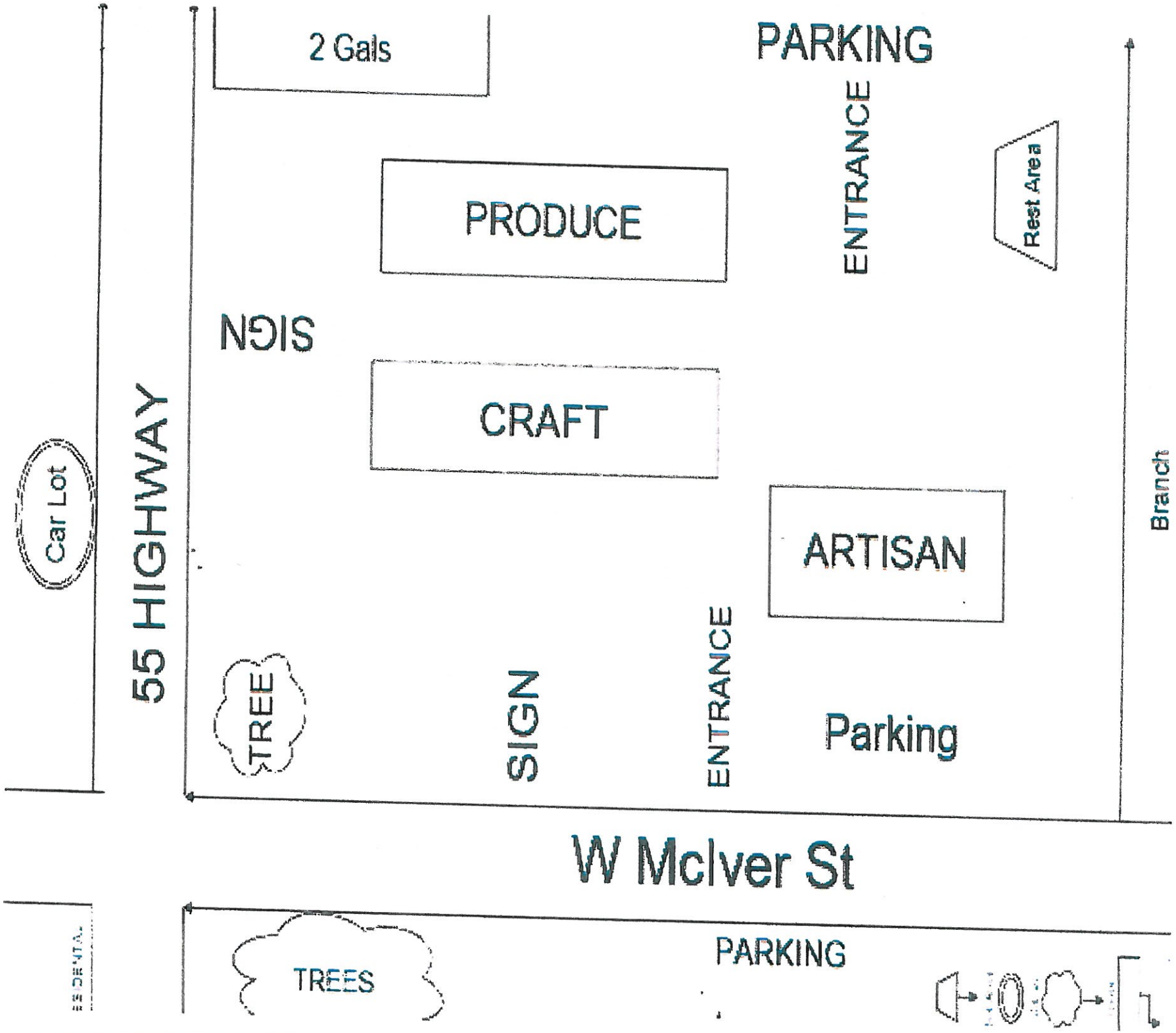
Owner : Tasha McKoy

Members: Belinda Williams

Keonna Reinolz

Candace Moore

Kimberly James


2 Gals
PARKING
ENTRANCE
Rest Area
PRODUCE
SIGN
CRAFT
Car Lot
55 HIGHWAY
ARTISAN
Branch
TREE
SIGN
ENTRANCE
Parking
W McIver St
TREES
PARKING

1 acre

0

Text Amendment Request
Applicant: Tasha McKoy

The applicant is seeking approval of a text amendment to add a non town-sponsored "craft market" to the permitted uses table of the Ordinance. See her attached text amendment application for more information. Below are the staff recommendations for additional requirements to be added to the ordinance that go along with the proposed craft market. Staff also recommends that a craft market only be permitted by Special Use Permit and only in the Central Business and General Commercial zoning districts.

CHAPTER 4. SPECIAL REQUIREMENTS

SECTION 4.7 RETAIL USES

4.7.2 Farmers' Market (town-sponsored)

4.7.3 Produce/ Arts & Crafts Market (non town-sponsored)

A. All structures shall be constructed to meet Building Code.
B. Adequate restroom facilities shall be provided. These facilities shall not be located within 50 feet of a street right-of-way.
C. When the market is not open for business, all items, temporary shelters, tents, etc shall be removed.
D. In addition to any conditions that may be placed on such use by the Board of Adjustment, the use shall comply with all U.D.O. requirements such as but not limited to setbacks, parking, signage, outdoor lighting, etc.
E. The location of the sales use and its required amount of parking spaces shall not interfere with any existing business that may occupy the same parcel.

4.7.~~3~~4 Restaurants
4.7.~~4~~5 Retail Uses, Community
4.7.~~5~~6 Retail Uses, Neighborhood
4.7.~~6~~7 Retail Uses, Regional
4.7.~~7~~8 Vehicle & Manufactured Home Sales

Office & Service Uses	Use Group	OSR	RA-30	R-15	R-10	R-6	O&I	CB	GC	CP	SR	Parking
Automobile Services	3							S	S	S	4.6.1	3 per bay + 1 per employee
Banks, Financial Offices, &/or Similar Uses	3			S	S	S	P	P	P	P		1 per 200 sq. ft.
Banquet Hall	3		S	S	S	S	P		P			1 per 300 sq. ft.
Bed & Breakfast Inns	3		S	S	S	S		P			4.6.2	1 per room + 1 per employee
Body Piercing &/or Tattoo Studios	3								S	S		1 per 300 sq. ft.
Communications Offices (no visible towers or transmission equipment)	3						P	P	P	P		1 per 300 sq. ft.
Drycleaning, Laundry Establishments, &/or Tailoring Services	3							P	P	P		1 per 300 sq. ft.
Funeral Homes &/or Mortuaries	3		S	S	S		P		P			1 per 200 sq. ft.
Hotels, Motels, &/or Inns	3								P	P	4.6.3	1 per room + 1 per 2 employees
Medical, Dental, &/or Optical Clinics	3			S	S	S	P	P	P	P		1 per 300 sq. ft.
Offices, Professional	3			S	S	S	P	P	P	P		1 per 300 sq. ft.
Personal Services	3		S	S	S	S	S	P	P			3 per licensed employee
Repair Services	3		S	S	S			P	P	P		1 per 300 sq. ft.
Studios for Artists, Designers, &/or Photographers	2		S	S	S	S	P	P	P			1 per 300 sq. ft.
Retail Uses	**Use Group**	**OSR**	**RA-30**	**R-15**	**R-10**	**R-6**	**O&I**	**CB**	**GC**	**CP**	**SR**	**Parking**
Auction House	3						P	S	S	P	4.7.1	To be determined by Administrator
Convenience Stores	3						S	P	P	S		1 per 150 sq. ft.
Farmers' Market (town-sponsored)	1	P						P	P		4.7.2	
Produce / Arts & Craft Market (non-town sponsored)	1							S	S			1 space per 500 sq ft
Restaurants	3					S		P	P	P	4.7.3	1 per 4 seats
Retail Uses, Community	3						P	P	P		4.7.4	1 per 200 sq. ft.
Retail Uses, Neighborhood	3							S	P		4.7.5	1 per 200 sq. ft.
Retail Uses, Regional	4								S		4.7.6	1 per 200 sq. ft.
Vehicle &/or Manufactured Home Sales	3								S	S	4.7.7	1 per 2 emp or 1 per 500 sq. ft.

P=Permitted by right S=Permitted with Special Use Permit Blank=Use not permitted SR=refer to Chapter 4 section number for requirements

APPLICATION FOR ZONING CHANGE

Planning Department
55 N. Broad Street W.
P.O. Box 278
Angier, NC 27501
Phone: (919)-639-2071 Fax: (919) 639-6130

For Planning Department Use Only
Case Number: 16-001
Date Received: 1/6/16
Fee Paid:
Planning Board Mtg. Feb. 9, 2016
Town Board Mtg.

Applicant Information:

Owner of Record:

Name: WILLIAM D. HAWLEY
Address: 213 FABICATIONS LANE
City/State/Zip: ANGIER N.C. 27501
Phone: 919-868-0791
E-mail: NONE
Fax: NONE

Applicant:

Name: Curtis Perry
Address: 53-A. BROOKMERE DR
City/State/Zip: ANGIER N.C. 27501
Phone: 919.455-6181
E-mail: B2N LOGHOMES@YAHOO.COM
Fax: NONE

Property Description:

PIN(S): 0673-80-8582.000 Acreage: 1 Acres
Tax Parcel ID: 040673 0048
Address: FABICATIOS LANE
Directions from Town Hall: 55 S. TOWARD COATS R. ONTO BURIS CK RD. L. ON FNNIS ROAD ON R: APPROX ¾ MILES

Deed Book: 1889 Page: 108
Plat Book: Page:

Zoning Request:

Existing zoning: COMMERICAL Requested zoning: RESIDENTIAL

Attachments:

- Written description of property from recorded deed
- Recorded map of property at 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 Unified Development Ordinance.

Signatures:

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate:

William D Hardy	01/04/16	Curtis Perry	01/04/16
Property Owner Signature	Date	Authorized Agent Signature	Date

Requirements for Consideration:

The Planning Board shall consider and make recommendation to the Town Board of Commissioners concerning each proposed zoning district. The following policy guidelines shall be followed by the Planning Board concerning zoning districts and no proposed zoning district will receive favorable recommendation unless:

1. The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories.
2. There is convincing demonstration that all uses permitted under the proposed district classification would be in the general public interest and not merely in the interest of the individual or small group.
3. There is convincing demonstration that all uses permitted under the proposed district classification would be appropriate in the area included in the proposed change. (When a new district designation is assigned, any use permitted in the district is allowable, so long as it meets district requirements, and not merely used which applicants state they intend to make of the property involved.)
4. There is convincing demonstration that the character of the neighborhood will not be materially and adversely affected by any use permitted in the proposed change.
5. The proposed change is in accordance with the comprehensive plan and sound planning practices.

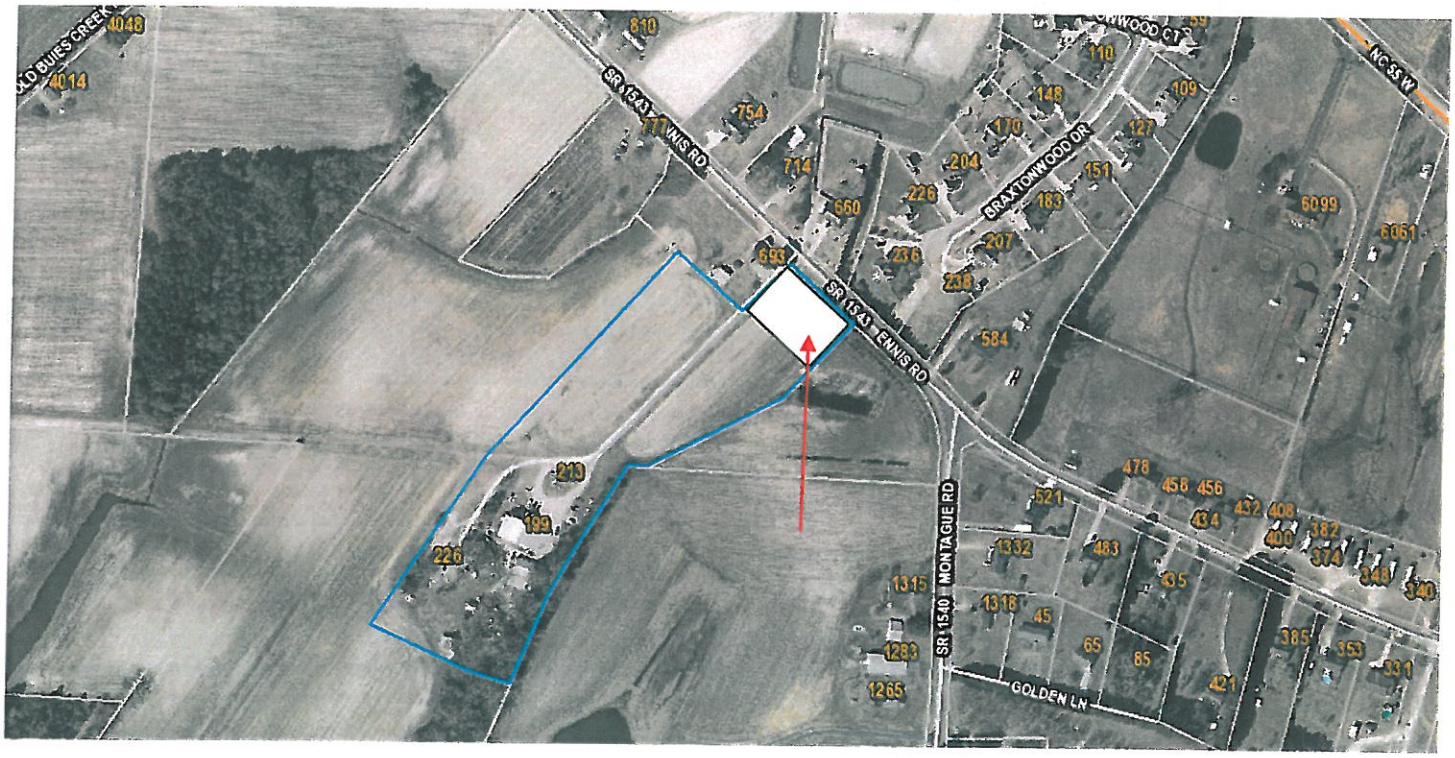
Town of Angier
Planning Board Staff Report
January 12, 2016

Staff Contact: Sean Johnson
(919) 331-6702 or sjohnson@angier.org

Case Number:	**2016-000003**		
Applicant:	**Curtis Perry**		
Property Owner:	**William Hawley**		
Location:	**213 Fabrications Lane**	**PIN#: 0673-80-8582.000**	**ACREAGE: 1 acre**
Current Zoning:	Commerce Park (CP)		
Requested Zoning:	Residential-Agricultural (RA-30)		

REQUEST: **Rezoning Request for 1 acre of the 10.88 acre property.**

AERIAL MAP:

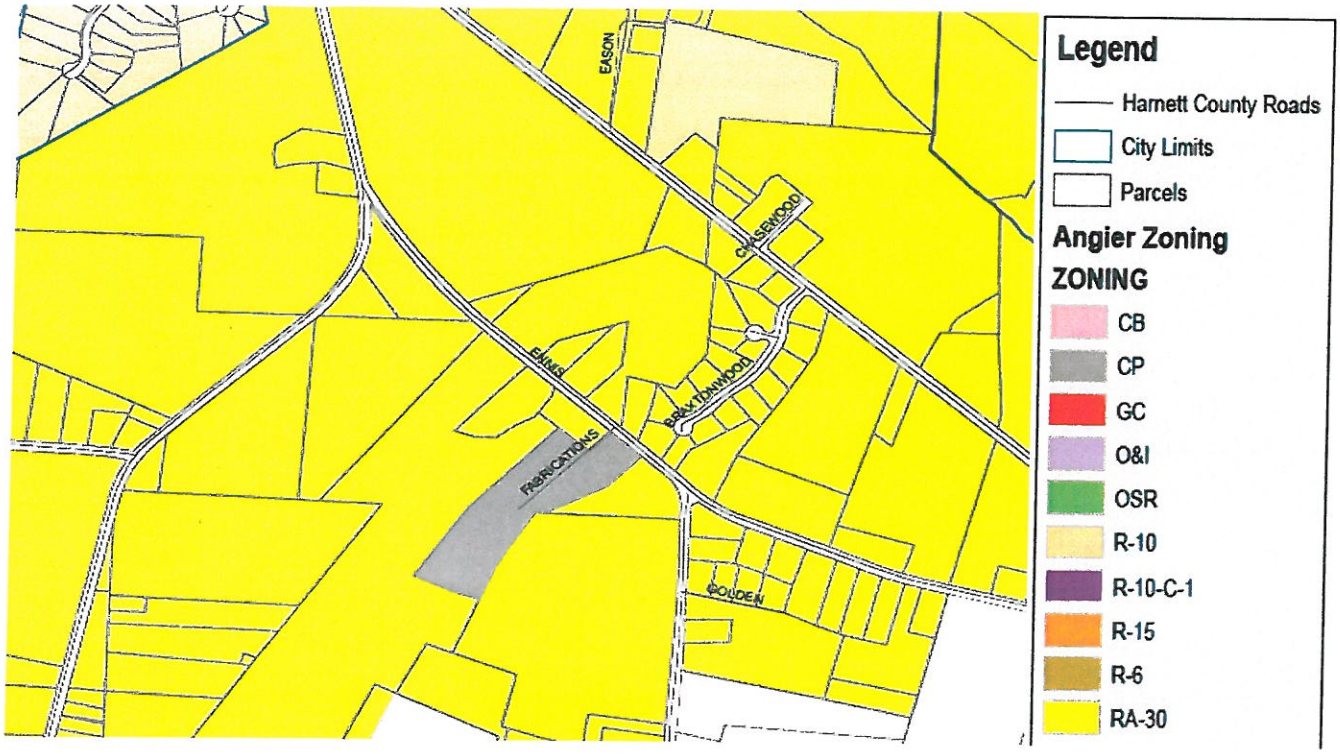


BACKGROUND/ PHYSICAL CHARACTERISTICS:

The applicant is requesting a 1 acre piece of the 10.88 acre property located on Ennis Rd. and Fabrications Ln. be rezoned for the purpose of building a house. The remainder of the property will continue to be used for light industrial purposes. The surrounding land uses are primarily low density residential and agricultural land.

If approved, this project will be required to go through the Technical Review Committee minor subdivision review process.

ZONING MAP:



LAND USE COMPATIBILITY:

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 impact to the surrounding community is minimal, since the adjacent parcel is currently zoned RA-30, and other area properties are zoned for residnetial purposes.

☒ Yes ☐ No

The requested zoning district is COMPATIBLE with the existing Land Use Classification.

REASONING: The requested zoning district is compatible with the existing land use classification as this property & the surrounding area is associated with Residentail Land Use areas.

☒ Yes ☐ No

The proposal does ENHANCE or maintain the public health, safety and general welfare.

REASONING: The requested zoning district will allow for a property use that is compliant with adjacent uses.

☐ Yes ☒ No

The request is for a SMALL SCALE REZONING and should be evaluated for reasonableness

REASONING: The property does not have to be evaluated for Small Scale Rezoning because it would be adjacent to residentially zoned property.

Car Lot
55 HIGHWAY
TREE
SIGN
2 Gals
TREES
CRAFT
PRODUCE
SIGN
W McIver St
ENTRANCE
PARKING
ARTISAN
Parking
ENTRANCE
PARKING
Rest Area
Branch

1 acre

B

Text Amendment Request
Applicant: Tasha McKoy

The applicant is seeking approval of a text amendment to add a non town-sponsored "craft market" to the permitted uses table of the Ordinance. See her attached text amendment application for more information. Below are the staff recommendations for additional requirements to be added to the ordinance that go along with the proposed craft market. Staff also recommends that a craft market only be permitted by Special Use Permit and only in the Central Business and General Commercial zoning districts.

CHAPTER 4. SPECIAL REQUIREMENTS

SECTION 4.7 RETAIL USES

4.7.2 Farmers' Market (town-sponsored)

4.7.3 Produce/ Arts & Crafts Market (non town-sponsored)

A. All structures shall be constructed to meet Building Code.
B. Adequate restroom facilities shall be provided. These facilities shall not be located within 50 feet of a street right-of-way.
C. When the market is not open for business, all items, temporary shelters, tents, etc shall be removed.
D. In addition to any conditions that may be placed on such use by the Board of Adjustment, the use shall comply with all U.D.O. requirements such as but not limited to setbacks, parking, signage, outdoor lighting, etc.
E. The location of the sales use and its required amount of parking spaces shall not interfere with any existing business that may occupy the same parcel.

4.7.~~3~~4 Restaurants
4.7.~~4~~5 Retail Uses, Community
4.7.~~5~~6 Retail Uses, Neighborhood
4.7.~~6~~7 Retail Uses, Regional
4.7.~~7~~8 Vehicle & Manufactured Home Sales

Office & Service Uses	Use Group	OSR	RA-30	R-15	R-10	R-6	O&I	CB	GC	CP	SR	Parking
Automobile Services	3							S	S	S	4.6.1	3 per bay + 1 per employee
Banks, Financial Offices, &/or Similar Uses	3			S	S	S	P	P	P	P		1 per 200 sq. ft.
Banquet Hall	3		S	S	S	S	P		P			1 per 300 sq. ft.
Bed & Breakfast Inns	3		S	S	S	S		P			4.6.2	1 per room + 1 per employee
Body Piercing &/or Tattoo Studios	3								S	S		1 per 300 sq. ft.
Communications Offices (no visible towers or transmission equipment)	3						P	P	P	P		1 per 300 sq. ft.
Drycleaning, Laundry Establishments, &/or Tailoring Services	3							P	P	P		1 per 300 sq. ft.
Funeral Homes &/or Mortuaries	3		S	S	S		P		P			1 per 200 sq. ft.
Hotels, Motels, &/or Inns	3								P	P	4.6.3	1 per room + 1 per 2 employees
Medical, Dental, &/or Optical Clinics	3			S	S	S	P	P	P	P		1 per 300 sq. ft.
Offices, Professional	3			S	S	S	P	P	P	P		1 per 300 sq. ft.
Personal Services	3		S	S	S	S	S	P	P			3 per licensed employee
Repair Services	3		S	S	S			P	P	P		1 per 300 sq. ft.
Studios for Artists, Designers, &/or Photographers	2		S	S	S	S	P	P	P			1 per 300 sq. ft.
Retail Uses	**Use Group**	**OSR**	**RA-30**	**R-15**	**R-10**	**R-6**	**O&I**	**CB**	**GC**	**CP**	**SR**	**Parking**
Auction House	3						P	S	S	P	4.7.1	To be determined by Administrator
Convenience Stores	3						S	P	P	S		1 per 150 sq. ft.
Farmers' Market (town-sponsored)	1	P						P	P		4.7.2	
Produce / Arts & Craft Market (non-town sponsored)	1							S	S			1 space per 500 sq ft
Restaurants	3					S		P	P	P	4.7.3	1 per 4 seats
Retail Uses, Community	3						P	P	P		4.7.4	1 per 200 sq. ft.
Retail Uses, Neighborhood	3							S	P		4.7.5	1 per 200 sq. ft.
Retail Uses, Regional	4								S		4.7.6	1 per 200 sq. ft.
Vehicle &/or Manufactured Home Sales	3								S	S	4.7.7	1 per 2 emp or 1 per 500 sq. ft.

P=Permitted by right S=Permitted with Special Use Permit Blank=Use not permitted SR=refer to Chapter 4 section number for requirements

APPLICATION FOR ZONING CHANGE

Planning Department
55 N. Broad Street W.
P.O. Box 278
Angier, NC 27501
Phone: (919)-639-2071 Fax: (919) 639-6130

For Planning Department Use Only
Case Number: 16-001
Date Received: 1/6/16
Fee Paid:
Planning Board Mtg. Feb. 9, 2016
Town Board Mtg.

Applicant Information:

Owner of Record:

Name: WILLIAM D. HAWLEY
Address: 213 FABICATIONS LANE
City/State/Zip: ANGIER N.C 27501
Phone: 919-868-0791
E-mail: NONE
Fax: NONE

Applicant:

Name: Curtis Perry
Address: 53-A. BROOKMERE DR
City/State/Zip: ANGIER N.C. 27501
Phone: 919.455-6181
E-mail: B2N LOGHOMES@YAHOO.COM
Fax: NONE

Property Description:

PIN(S): 0673-80-8582.000 Acreage: 1 Acres
Tax Parcel ID: 040673 0048
Address: FABICATIOS LANE
Directions from Town Hall: 55 S. TOWARD COATS R. ONTO BURIS CK RD. L. ON ENNIS ROAD ON R: APPROX ¾ MILES

Deed Book: 1889 Page: 108
Plat Book: Page:

Zoning Request:

Existing zoning: COMMERCIAL Requested zoning: RESIDENTIAL

Attachments:

- Written description of property from recorded deed
- Recorded map of property at 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 Unified Development Ordinance.

Signatures:

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate:

William D Hardy 01/04/16 Curtis Perry 01/04/16

Property Owner Signature Date Authorized Agent Signature Date

Requirements for Consideration:

The Planning Board shall consider and make recommendation to the Town Board of Commissioners concerning each proposed zoning district. The following policy guidelines shall be followed by the Planning Board concerning zoning districts and no proposed zoning district will receive favorable recommendation unless:

1. The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories.
2. There is convincing demonstration that all uses permitted under the proposed district classification would be in the general public interest and not merely in the interest of the individual or small group.
3. There is convincing demonstration that all uses permitted under the proposed district classification would be appropriate in the area included in the proposed change. (When a new district designation is assigned, any use permitted in the district is allowable, so long as it meets district requirements, and not merely used which applicants state they intend to make of the property involved.)
4. There is convincing demonstration that the character of the neighborhood will not be materially and adversely affected by any use permitted in the proposed change.
5. The proposed change is in accordance with the comprehensive plan and sound planning practices.

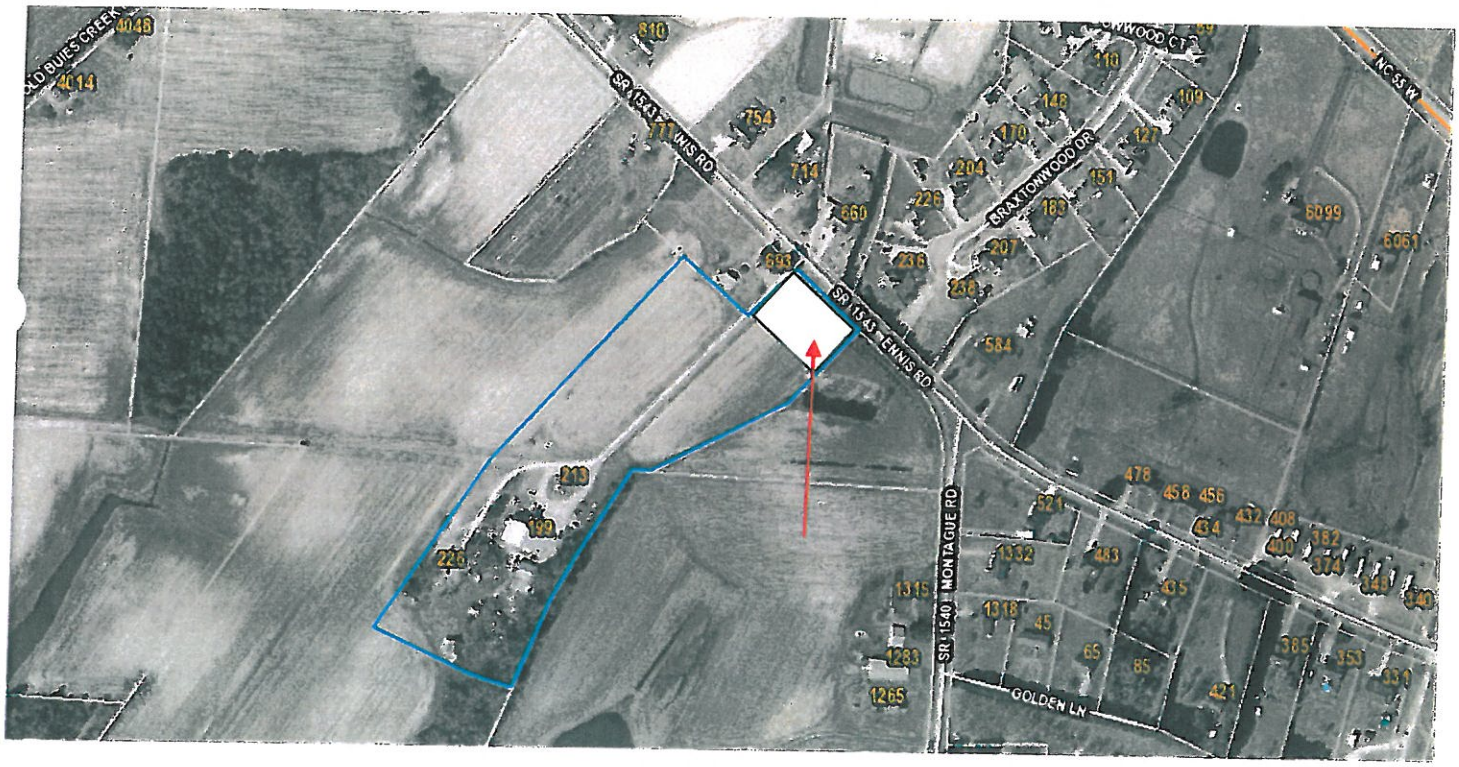
Town of Angier
Planning Board Staff Report
January 12, 2016

Staff Contact: Sean Johnson
(919) 331-6702 or sjohnson@angier.org

Case Number:	**2016-000003**		
Applicant:	**Curtis Perry**		
Property Owner:	**William Hawley**		
Location:	**213 Fabrications Lane**	**PIN#: 0673-80-8582.000**	**ACREAGE: 1 acre**
Current Zoning:	Commerce Park (CP)		
Requested Zoning:	Residential-Agricultural (RA-30)		

REQUEST: **Rezoning Request for 1 acre of the 10.88 acre property.**

AERIAL MAP:

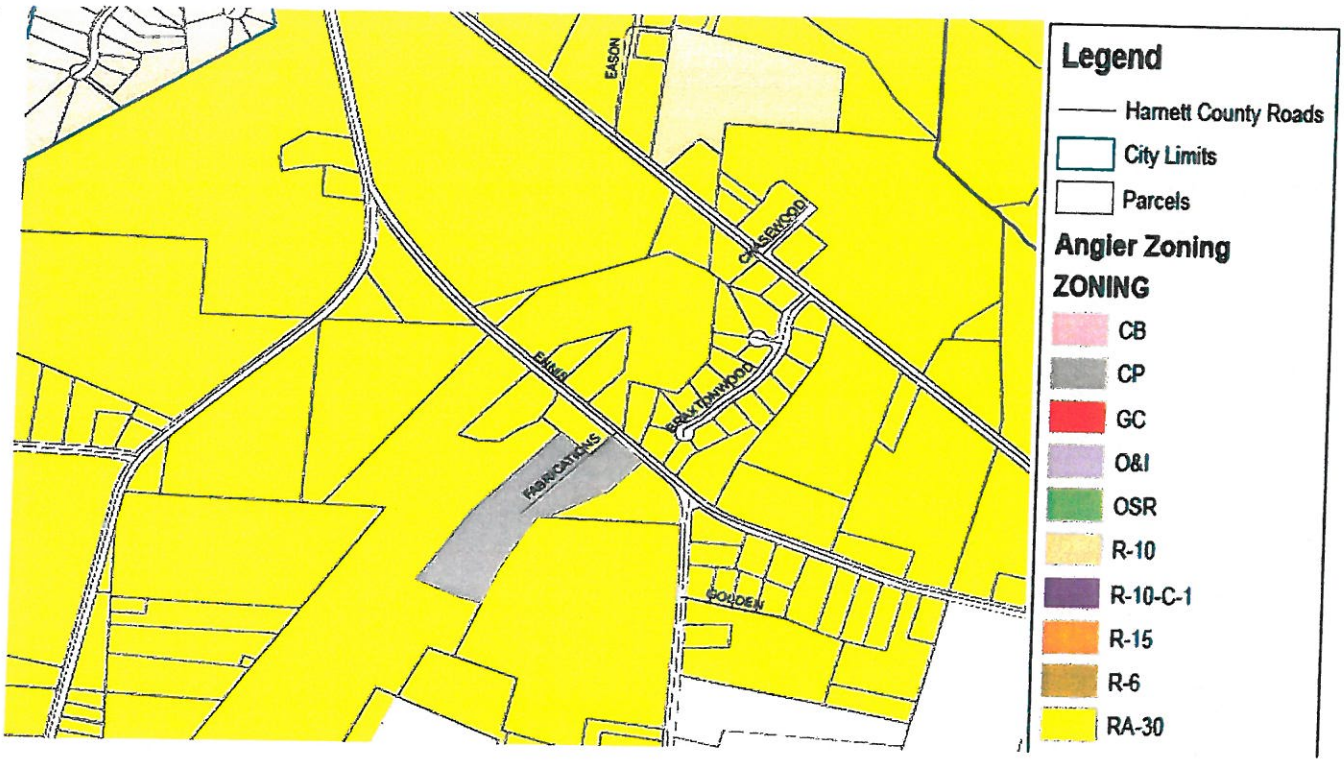


BACKGROUND/ PHYSICAL CHARACTERISTICS:

The applicant is requesting a 1 acre piece of the 10.88 acre property located on Ennis Rd. and Fabrications Ln. be rezoned for the purpose of building a house. The remainder of the property will continue to be used for light industrial purposes. The surrounding land uses are primarily low density residential and agricultural land.

If approved, this project will be required to go through the Technical Review Committee minor subdivision review process.

ZONING MAP:



LAND USE COMPATIBILITY:

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 impact to the surrounding community is minimal, since the adjacent parcel is currently zoned RA-30, and other area properties are zoned for residnetial purposes.

☒ Yes ☐ No

The requested zoning district is COMPATIBLE with the existing Land Use Classification.

REASONING: The requested zoning district is compatible with the existing land use classification as this property & the surrounding area is associated with Residentail Land Use areas.

☒ Yes ☐ No

The proposal does ENHANCE or maintain the public health, safety and general welfare.

REASONING: The requested zoning district will allow for a property use that is compliant with adjacent uses.

☐ Yes ☒ No

The request is for a SMALL SCALE REZONING and should be evaluated for reasonableness

REASONING: The property does not have to be evaluated for Small Scale Rezoning because it would be adjacent to residentially zoned property.