

**TOWN OF ANGIER
PLANNING BOARD
Agenda
October 11, 2016
7:00 P.M.
Municipal Building
28 North Raleigh Street
Angier, North Carolina 27501**

1. Opening
2. Pledge Of Allegiance
3. Invocation
4. Approval Of The May 10, 2016 Planning Board Minutes
5. Consideration Of The Agenda
6. Items For Discussion And Recommendation:

Rezoning Request – Davis Woodall Jr. is requesting the property located at 416 N Raleigh St. be rezoned from R-10 to GC. PIN #: 0674-71-2850.000

Text Amendment Request – The Town Board of Commissioners and staff have decided to move forward with a text amendment to address “Feather Flags”.

7. Other Business
8. Adjournment



REZONING STAFF REPORT

File #: 2016-000242
Sean Johnson
sjohnson@angier.org
(919) 331-6702

Planning Board: October 11, 2016

Board of Commissioners: November 1, 2016

Requesting Rezoning from **R-10** to **General Commercial**

Applicant Information

Owner of Record:

Name: Davis Woodall
Address: 416 N Raleigh St
City/State/Zip: Angier, NC 27501

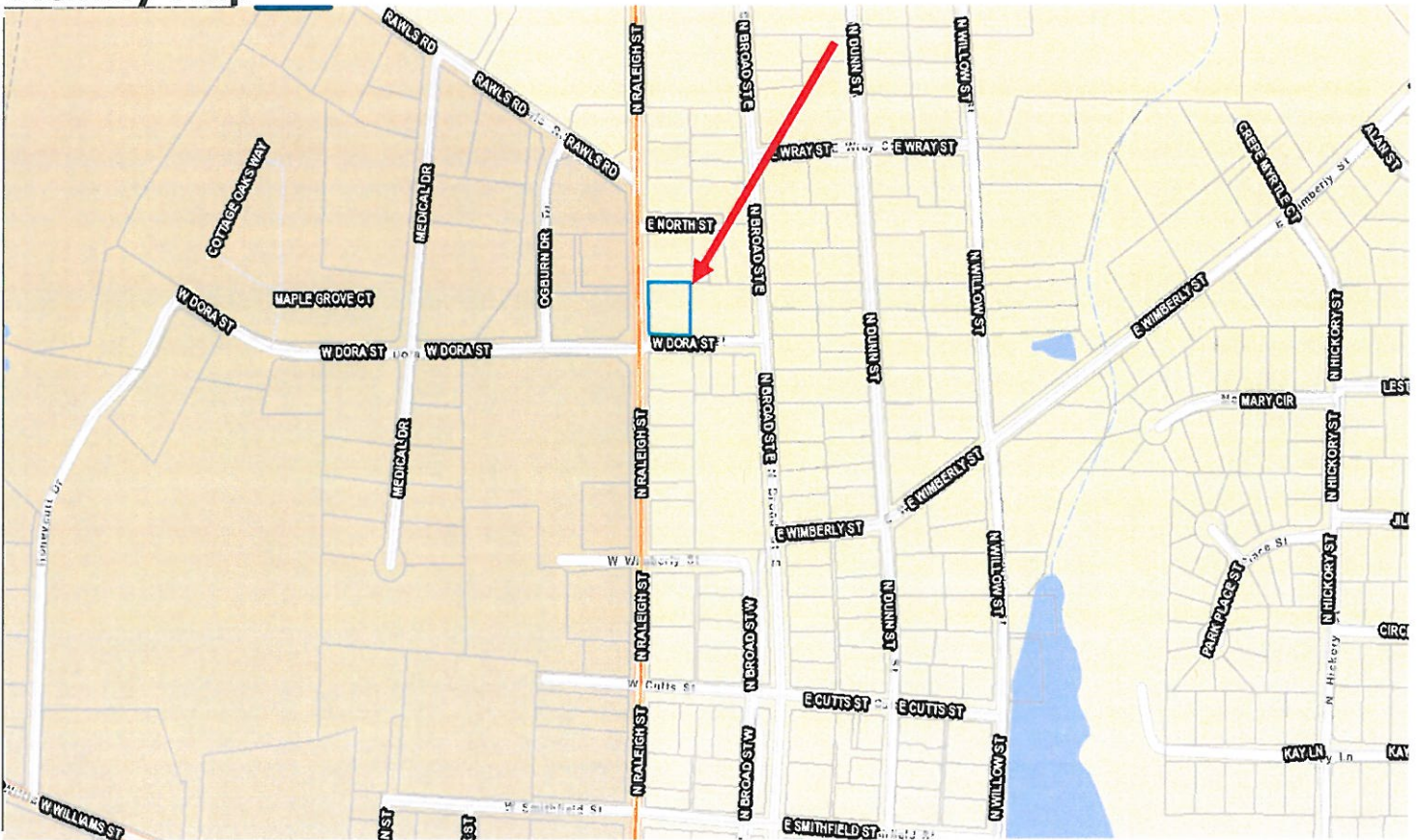
Applicant:

Name: Davis Woodall Jr.
Address: 4104 Bashford Bluffs Ln
City/State/Zip: Raleigh, NC 27603

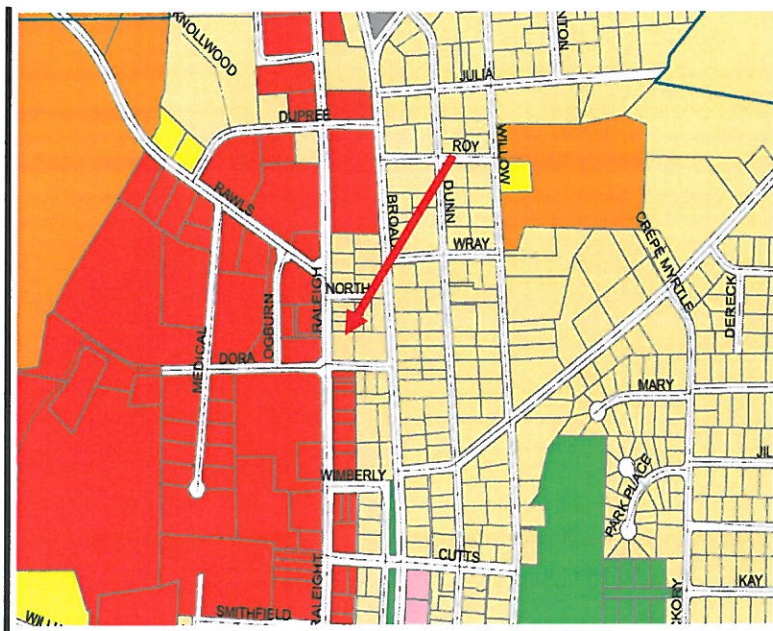
Property Description

PIN(s): 0674-71-2850.000 Acreage: 0.496 Acres
Address/SR No.: 416 North Raleigh Street

Vicinity Map



Zoning District Compatibility



Zoning Map

	CURRENT	REQUESTED
	R-10	GC
Parks & Rec Facilities	P	P
Detached Single Family	P	
Townhomes/Condos	S	
Multi-Family		
Professional Offices		P
Retail Uses		P
Eating Establishments		P
Governmental Uses	P	P
Distribution		S
Manufacturing Uses		S

P=Permitted Use S=Special Use

Physical Characteristics



Aerial Photograph (2013)

Site Description: The property currently contains an approximately 1,900 square foot, brick, residential dwelling on just under a half acre.

Surrounding Land Uses: Surrounding Land Uses Include Medium Density Residential, Retail, Offices, and Professional Services.

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 properties will be minimal.
- ☐ Yes ☒ No The requested zoning district is COMPATIBLE with the existing Land Use Classification.
REASONING: The future land use map calls for Low Density Residential, while the requested rezoning would facilitate commercial land uses.
- ☒ Yes ☐ No The proposal does ENHANCE or maintain the public health, safety and general welfare.
REASONING: The requested zoning district would allow for use of the site that is compatible with the surrounding uses.
- ☐ Yes ☒ No The request is for a SMALL SCALE REZONING and should be evaluated for reasonableness
REASONING: The requested zoning would facilitate a commercial business that would serve the greater Angier area.
-
-

Suggested Statement-of-Consistency (Staff concludes that...)

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 enhance the public health, safety, and general welfare for the reasons stated in the evaluation. It is recommended that this rezoning request be **APPROVED**.

Standards of Review and Worksheet

STANDARDS OF REVIEW

The Planning Board shall consider and make recommendations to the Town Board of Commissioners concerning this proposed conditional 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:

- ☐ Yes ☐ No A. The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories.
- ☐ Yes ☐ No B. 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.
- ☐ Yes ☐ No C. 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.
- ☐ Yes ☐ No D. The proposed change is in accordance with the comprehensive plan and sound planning practices.

☐ **GRANTING THE REZONING REQUEST**

Motion to grant the rezoning upon finding that the rezoning is reasonable based on **All** of the above findings of fact A-E being found in the affirmative and that the rezoning advances the public interest.

☐ **DENYING THE REZONING REQUEST**

Motion to deny the rezoning upon finding that the proposed rezoning does not advance the public interest and is unreasonable due to the following:

- ☐ The proposal will not place all property similarly situated in the area in the same category, or in appropriate complementary categories.
- ☐ There is not 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.
- ☐ There is not 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 uses which applicants state they intend to make of the property involved.)
- ☐ There is not convincing demonstration that the character of the neighborhood will not be materially and adversely affected by any use permitted in the proposed change.
- ☐ The proposed change is not in accordance with the comprehensive plan and sound planning practices.
- ☐ The proposed change was not found to be reasonable for a small scale rezoning

Attachments

- ☒ Original Rezoning Application

**Town of Angier Planning Board
Tuesday, May 10, 2016, 7 pm
Municipal Building
28 North Raleigh Street
Angier, North Carolina 27501
Minutes**

The Angier Planning Board met in regular session Tuesday, May 10, 2016, inside the Municipal Building Board Room, 28 N. Raleigh Street. Vice-Chairman Thomas Taylor presided in the absence of Chairman Everett Blake, III, who was unable to attend. Vice-Chairman Taylor called the meeting to order at 7 PM.

Members Present: Vice-Chairman Thomas Taylor
Danny Honeycutt
Lee Marshall
Wayne Oakes
Paul Strohmeyer

Members Absent: Chairman Everett Blake, III
Tristan Scott

Staff Present: Town Manager, Coley Price
Public Works Director, Jimmy Cook
Town Engineer, Bill Dreitzler
Planning and Permitting Technician, Sean Johnson
Town Clerk, Kim Lambert

Others Present: Mayor Lewis Weatherspoon
Commissioner Craig Honeycutt
Commissioner Jerry Hockaday

2. **Pledge of Allegiance:** Planning Board member Paul Strohmeyer led the pledge of allegiance.
3. **Invocation:** Planning Board member Wayne Oakes offered the invocation.
4. **Approval of the April 12, 2016, Planning Board Meeting minutes:** With no suggested changes, the Planning Board unanimously approved the meetings from the April 12, 2016, Planning Board Meeting minutes.

Motion: Danny Honeycutt
Seconded: Paul Strohmeyer
Vote: Unanimous, Affirmatives, 5;

5. **Approval of the May 10, 2016, Planning Board Meeting Agenda:** The Planning Board unanimously approved the May 10, 2016, Meeting Agenda as presented.

Motion: Lee Marshall
Seconded: Danny Honeycutt
Vote: Unanimous, Affirmatives, 5;

6. Items for Discussion and Recommendation

► Rezoning Request ~ Southern Acres, LLC, had requested the rezoning of approximately 55.5 acres of property on Atkins Road (Harnett County PINs: 0664-94-1836.000 and 0664-84-0935.000) for the purpose of developing a 103-lot subdivision. It was announced that the developers were also in the process of voluntarily annexing into The Town of Angier.

Planning and Permitting Technician Sean Johnson presented the background information regarding the Request by Southern Acres, LLC, to rezone from Harnett County's RA-30 to The Town of Angier's R-15. He said the site includes vacant agricultural land on the western side and a wooded portion on the eastern side. Neill's Creek was said to run along the eastern boundary of the site.

He said that surrounding land uses included low- and medium-density residential and farmland. The zoning petition to Conditional Zoning R-6 for multi-family use is being requested to facilitate development of property totaling approximately 55.52 acres. The proposed development was to be approximately 1.8 units per acre, less than the 3 to 6 units per acre suggested by the medium-density, residential classification of the current Land Use Plan.

The developer, he said, was in the midst of obtaining the private easements required to install a sewer line to serve the proposed subdivision. The sewer line will connect to The Town of Angier sewer system via a manhole on Chalybeate Springs Road, to be turned over to The Town upon completion. The Town, he said, is working toward installation of a water line to serve the proposed development. If The Town of Angier is unable to transmit water at time of construction, an Agreement with Harnett County is in place allowing the developer to tap onto County water first, then connecting to Angier's water once in place.

The Applicant(s) was/were not in attendance during the May 10, 2016, Planning Board meeting.

The Planning Board evaluated the application, deeming (1) the impact to the adjacent property owners and surrounding community is reasonable, and benefits of rezoning outweigh any potential inconvenience or harm to the community. **They confirmed that the impact to the surrounding properties would be minimal.**

They deemed (2) that the requested rezoning district is compatible with the existing Land Use classification. **They confirmed the rezoning is not consistent because the planned development is actually less dense than**

currently planned for. A future Land Use map calls for medium-density residential, classified as 3 to 6 units per acre.

The Planning Board (3) deemed the proposed site as having the capacity to enhance or maintain the public health, safety and general welfare. **They confirmed the requested zoning district will allow for use of the site compatible with surrounding uses, and providing another housing option for people in and around Angier.**

The Planning Board (4) confirmed the request was not for a small scale rezoning. **They confirmed the request would benefit The Town of Angier as a whole.**

The Staff concluded that the requested rezoning to R-15 is compatible with The Town of Angier's regulatory documents, the rezoning would not have an unreasonable impact on the surrounding community, and will enhance the public health, safety and general welfare for the aforementioned reasons; therefore, **the Staff recommended the rezoning request be approved.**

Planning Board Action: The Planning Board evaluated and approved unanimously the applicant's Standards of Review.

Motion: Paul Strohmeyer
Seconded: Lee Marshall
Vote: 5-to-0, 5 Affirmatives

Planning Board Action: The Planning Board then unanimously voted to recommend *approval* of the rezoning request submitted by Southern Acres, LLC, to potentially change the rezoning from Harnett County's RA-30 classification to The Town of Angier's R-15 classification.

Motion: Wayne Oakes
Seconded: Lee Marshall
Vote: 5-to-0, 5 Affirmatives

Vice-Chairman Taylor said that the rezoning request would then go before the Angier Board of Commissioners during its June 7, 2016, meeting.

7. Discussion of other Business Matters:

There were no further items of business to discuss.

8. Adjournment: Vice-Chairman Taylor entertained a motion to adjourn the meeting.

Planning Board Action: The Planning Board voted to adjourn the May 10, 2016, meeting at 7:13 PM.

Motion: Lee Marshall
Seconded: Paul Strohmeyer
Vote: 5-to-0, 5 Affirmatives

Thomas Taylor, Vice-Chairman

ATTEST:

Kim Lambert, Town Clerk

Town of Angier – Text Amendment for Feather Flag Regulation

Chapter 10 - SIGNS

Section 10.7. - Prohibited signs.

- A. Any sign which the administrator determines obstructs the view of bicyclists or motorists using any street, approach to any street intersection, or which interferes with the effectiveness of or obscures any traffic sign, device, or signal shall be prohibited.
- B. Illuminated, highly reflective signs, or spot lights which hamper the vision of motorists or bicyclists.
- C. Signs not erected by a public authority which may be erroneously construed as government signs or emergency warning signs. An example of this is a sign which contains a picture of a traffic sign plus the word "Stop", "Yield", "Slow", "Danger", or any other simulation of traffic or regulatory signs or messages.
- D. Any sign located outdoors which interferes with free passage from or obstructs any fire escape, downspout, window, door, stairway, ladder, or opening intended as a means of ingress or egress or providing light or air.
- E. Any sign (other than a government sign), banner or display placed on any curb, sidewalk, post, pole, hydrant, bridge, tree, or other surface located on, over, or across any public street or right-of-way, unless otherwise permitted.
- F. Illuminated tubing or strands of lights except for temporary holiday displays as permitted in this chapter.
- G. Portable signs and any sign whose sign face was initially constructed and designed to be placed and/or transported on wheels, regardless if said sign face is removed from its base and placed on or in the ground so as to otherwise classify said sign as a "ground" sign as herein defined.
- H. Parked vehicles with messages (exempting vehicles with commercial advertising which are used regularly and customarily to transport persons or property for business and are not intended for primarily for advertising use).
- I. Rotating signs.
- J. Roof signs and signs that extend above the parapet wall.
- K. Billboards.
- L. Off-premises signs and signs placed on property without permission of its owner(s) or agent, unless otherwise permitted in this chapter.
- M. Wind-blown devices including flags, banners or signs**
- ~~M.N.~~ Other signs not expressly permitted in this ordinance.**



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: _____

Date Received: _____

Fee Paid: _____

Planning Board Mtg. _____

Town Board Mtg. _____

Applicant Information:

Owner of Record:

Name: Davis B. Woodall
Address: 416 N. Raleigh St.
City/State/Zip: Angier, NC 27501
Phone: N/A
E-mail: N/A } Deceased
Fax: N/A

Applicant:

Executor
Name: Davis B. Woodall, Jr.
Address: 4104 Bashford Bluffs Ln
City/State/Zip: Raleigh, NC 27603
Phone: 919-291-6575
E-mail: dave@uncrus.com
Fax: _____

Property Description:

PIN(S): 0674-71-2850.000

Acreage: 0.496 Acres

Tax Parcel ID: 04067415050021

Address: 416 N. Raleigh, NC 27501

Directions from Town Hall: Take E. William St to N. Raleigh St and
travel North to 416 House number on corner
of W. Dora St and N. Raleigh adjacent to town's
property

Deed Book: 412 Page: 628

Plat Book: 3 Page: 100

Zoning Request:

Existing zoning: R-10

Requested zoning: GC

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:

Lewis Bryant Woodall Jr. 9/7/16
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
BOARD RELATED FEES PERMIT
55 NORTH BROAD ST WEST ANGIER, NC 27501-0278
Phone: 919-639-2071 FAX: 919-639-6130

DATE ISSUED: 09/07/2016

PERMIT #: 2016-000242

LOCATION

DISTRICT TAX MAP PARCEL#
04067415050021

416 NORTH RALEIGH STREET

LOT ZONING DISTRICT

OWNER: DAVIS WOODALL

TOTAL VALUATION
\$ 0

CONTRACTOR:

SUBCONTRACTOR ID/NAME

SUBCONTRACTOR TYPE

TYPE CONSTRUCTION: BOARD RELATED

OCCUPANCY GROUP: BOARD RELATED FEES

FEE CODE

FEE

BOARD RELATED FEES/REZONING

400.00

TOTAL PAID:

400.00

****PAID IN FULL****

TOTAL AMOUNT:

400.00

REMARKS: REZONING APPLICATION: REQUESTING R-10 TO GC

(SIGNATURE OF CONTRACTOR/OWNER)

Sean Johnson
(ISSUED BY)

(DATE)

9/7/16
(DATE)

HARNETT COUNTY, NORTH CAROLINA GIS/LAND RECORDS



Harnett County GIS
305 W Cornelius Harnett Blvd, Suite 100
Lillington NC 27546
Phone: 910-893-7523
www.harnett.org

Any use of this map shall be at the sole risk of the user of this map. Although, all effort has been taken to insure accuracy in the data presented, Harnett County, its elected officials, employees and agents from and against any claim, damage, loss, action, cause of action, or liability arising from the use of this GIS product.



- AddressPoints
- Road Centerlines
- MajorRoads
- Rivers
- Parcels
- County_Boundary
- CityLimits
- Harnett_2013.sid
- Red: Band_1
- Green: Band_2
- Blue: Band_3



WOODALL DAVIS & B

416 N RALEIGH ST

401871000

ANGIER/BLACK RIVER (100), BLACK RIVER RES ADVALOREM TAX (100), CITY ANGIER ADVL TAX (100), COUNTY WIDE
ADVALOREM TAX (100), SOLID WASTE FEE SOLID WASTE (1)Reval Year: 2009 Tax
Year: 2015 125X125 1 LOT RALEIGH ST

Appraised by on 01/01/2009 00405 BLACK RIVER TOWNSHIP

Return/Appeal
Notes: 04-0674-15-05-0021

UNIQ ID

241272

ID NO: 0674-71-2850.000

CARD NO.

1 of 1

1.000 LT

SRC=

TW-04

C-

04

EX-AT-

LAST ACTION

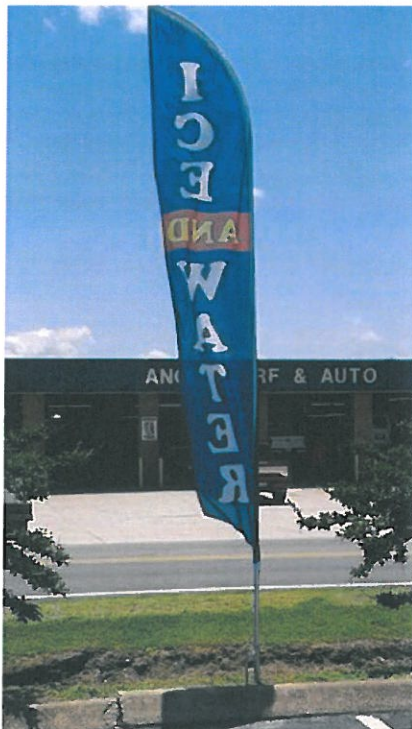
20110126

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE										
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	Standard	0.29000	CREDENCE TO			MARKET							
Foundation - 3										DEPR. BUILDING VALUE - CARD			135,690							
Continuous Footing	5.00	01	01	2,326	131	81.22	191117	1980	1947	DEPR. OB/XF VALUE - CARD			0							
Sub Floor System - 4										MARKET LAND VALUE - CARD			39,490							
Plywood	9.00									TOTAL MARKET VALUE - CARD			175,180							
Exterior Walls - 21										TOTAL APPRAISED VALUE - CARD			175,180							
Face Brick	34.00									TOTAL APPRAISED VALUE - PARCEL			175,180							
Roofing Structure - 04										TOTAL PRESENT USE VALUE - PARCEL			0							
Hip	10.00									TOTAL VALUE DEFERRED - PARCEL			0							
Roofing Cover - 03										TOTAL TAXABLE VALUE - PARCEL			175,180							
Asphalt or Composition Shingle	3.00									PRIOR										
Interior Wall Construction - 5										BUILDING VALUE			100,260							
Drywall/Sheetrock	20.00									OBXF VALUE										
Interior Floor Cover - 12										LAND VALUE			39,490							
Hardwood	8.00									PRESENT USE VALUE			0							
Interior Floor Cover - 14										DEFERRED VALUE			0							
Carpet	0.00									TOTAL VALUE			139,750							
Heating Fuel - 04										PERMIT										
Electric	1.00									CODE			DATE	NOTE	NUMBER	AMOUNT				
Heating Type - 04										ROUT: WTRSHD:										
Forced Air - Ducted	4.00									SALES DATA										
Air Conditioning Type - 03										OFF.										
Central	4.00									RECORD			DATE	DEED	Q/UV/I	INDICATE SALES				
Bedrooms/Bathrooms/Half-Bathrooms										BOOK/PAGE			MO/YR	TYPE		PRICE				
3/2/0	12.000									HEATED AREA 1,980										
Bedrooms										NOTES										
BAS - 3 FUS - 0 LL - 0										ELLA J HONEYCUTT										
Bathrooms										ADDED HIP/ELECT FGR=FGD										
BAS - 2 FUS - 0 LL - 0										1796										
Half-Bathrooms																				
BAS - 0 FUS - 0 LL - 0																				
Office																				
TOTAL POINT VALUE	110.000																			
BUILDING ADJUSTMENTS																				
Shape/Design	3	Slight Irregular	1.1000																	
Quality	4	Above Average	1.1000																	
Size	Size	Size	0.9800																	
TOTAL ADJUSTMENT FACTOR	1.190																			
TOTAL QUALITY INDEX	131																			
SUBAREA																				
TYPE	GS AREA	%	RPL CS	CODE	QUALITY	DESCRIPTION	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	L/B	SIZE FACT	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE
BAS	1,896	100	153993			TOTAL OB/XF VALUE														
FCP	680	025	13807																	
FEP	84	070	4792																	
FGD	273	045	9990																	
STP	20	020	325																	
UST	186	040	6010																	
FIREPLACE	3 - 1 Story																			
	Single																			
SUBAREA TOTALS	3,139																			
BUILDING DIMENSIONS BAS=W54S34E22N8E4S2STP=S3W4N5E4S2E20S1E20 N21FGD=E13S21W13N21\$W12N7FEP=E12S7FCP=E13																				
N38W19S31UST=W6N31E6S31\$E6S7\$W12N7\$N1\$.																				
LAND INFORMATION																				
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRON TAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	LAND NOTES				
COMMERCIAL	0700		125	125	1.0000	0	0.7500	TOPO LEVEL		2.60	20250.000	SF	0.750	1.95	39488					
TOTAL MARKET LAND DATA																				
TOTAL PRESENT USE DATA																				

Sonny's Vapor Shop



Two Cousin's Shopping Center



Old Mill Motors



Shelley's Mom's Bakery



Carlie C's Shopping Center

