

**TOWN OF ANGIER
PLANNING BOARD
AGENDA
December 12, 2017
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 November 14, 2017 Planning Board Minutes
5. Consideration Of The Agenda
6. Items For Discussion And Recommendation:

Rezoning Request

- Application Submitted By George Aiken (AV Homes, Inc) To Rezone
A 66.98 Acre Parcel On Rawls Church Rd. From Harnett County RA-
30 To Town Of Angier R-6
(PIN: 0665-90-0278.000)

7. Other Business
8. Adjournment

**TOWN OF ANGIER
PLANNING BOARD
Tuesday, November 14, 2017, 7:00 P.M.
Angier Municipal Building
28 North Raleigh Street
Minutes**

The Angier Planning Board met in regular session Tuesday, November 14, 2017, inside the Municipal Building Board Room, 28 N. Raleigh Street. Vice-Chairman Tom Taylor presided, calling the meeting to order at 7:00 p.m.

Members Present: Vice-Chairman Tom Taylor
Lee Marshall
Danny Honeycutt
Wayne Oakes
Junior Price

Members Absent: Everett Blake, III
Paul Strohmeyer

Staff Present: Town Manager, Coley Price
Planning and Permitting Technician, Sean Johnson
Town Clerk Veronica Hardaway

Others Present: Mayor Lew Weatherspoon
Commissioner Bob Smith
Commissioner Jerry Hockaday
Commissioner Alvis McKoy

2. **Pledge of Allegiance:** Tom Taylor led the pledge of allegiance.
3. **Invocation:** Wayne Oakes offered the invocation.
4. **Approval of the August 8, 2017, Planning Board Minutes:** With there being no changes, the August 8, 2017 Planning Board Minutes were approved as presented.

Motion: Danny Honeycutt
Second: Lee Marshall
Vote: Unanimous, 5-0

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

Motion: Lee Marshall

Second: Junior Price
Vote: Unanimous, 5-0

6. Items for Discussion and Recommendation:

6a. Rezoning Request – Application submitted by Mitchell Morgan to rezone the 45.95 acre parcel at 523 South Wilma Street from R-10 to R-6 (PIN#: 0683-06-0225.000).

Sean Johnson presented the staff report for the rezoning request to rezone a 45.95 acre parcel from R-10 to R-6 that was made by applicant Mitchell Morgan, Trustee of the Kathryn Campbell Morgan Revocable Trust, owner of 523 South Wilma Street. The property currently contains one single family home and is largely vacant farmland. The property is partially wooded, contains a small pond and a creek at the Southwestern corner. The applicant has requested the R-6 zoning district to be able to have a minimum lot size of 6,000 sq. ft. Currently, the property is zoned R-10 which allows a minimum lot size of 10,000 sq. ft.

Mr. Johnson stated the surrounding land uses include agricultural, low and medium density residential, and the Town's Public Works facility. The site is serviced by Town water and sewer. The proposed rezoning is in compliance with the Land Use Plan adopted in September 2017. 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. The additional impact caused by potentially adding a few more dwelling units to the surrounding properties will be minimal. The requested zoning district is compatible with the existing Land Use Classification. The Land Use Plan adopted in September designates the property as Medium Density Residential which calls for 3-6 units per acre. The requested zoning would allow for lots as small as 6,000 sq. ft., which fits the density suggested by the plan. The proposal does enhance or maintain the public health, safety and general welfare. The increase in density from R-10 to R-6 is minimal. The request is for a small scale rezoning and should be evaluated for reasonableness. The rezoning will not change the allowed use of the property, just the density allowed.

Wayne Mauldin, Mauldin Watkins Surveying, stated the plans for this site are for a retirement type community. The request to make smaller lots is for less upkeep of properties. He stated there will be a clubhouse near the pond area and the project will be handicap accessible. He does not see any issues with the water or sewer capacity.

Sean Johnson reminded the Board that they are to approve the rezoning only for the density and uses allowed by the zoning district and not the proposed development.

Planning Board Action: The Planning Board voted to recommend approval to rezone the 45.95 acre parcel at 523 South Wilma Street from R-10 to R-6 (PIN#: 0683-06-0225.000).

Motion: Lee Marshall
Seconded: Junior Price
Vote: Unanimous, 5-0

7. Other Business

Town Manager Coley Price informed the Board that the Christmas Party is at Ed's Restaurant on December 4, 2017 at 6:30pm.

8. Adjournment: The Planning Board voted unanimously to adjourn the meeting at 7:13pm.

Motion: Danny Honeycutt
Seconded: Junior Price
Vote: Unanimous, 5-0

Everett Blake, III, Chairman

Attest:

Veronica Hardaway, Town Clerk



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: Marie S. Coble
Address: 3706 Sandberry Drive
City/State/Zip: Waxhaw, NC 28173
Phone: _____
E-mail: _____
Fax: _____

Applicant:

Name: George Aiken, AV Homes, Inc.
Address: 8025 Creedmoor Road
City/State/Zip: Raleigh, NC 27613
Phone: 919 781-8104
E-mail: G.Aiken@avhomesinc.com
Fax: _____

Property Description:

PIN(S): 0665-90-0278 Acreage: 66.978 Acres
Tax Parcel ID: 040674 0052
Address: Rawls Church Road
Directions from Town Hall: North on NC 55 then west onto Rawls Church Road for +/- 2.4 miles
(property is opposite Jarrett Bay Lane).

Deed Book: 745 Page: 389
Plat Book: 2017 Page: 416-417

Zoning Request:

Existing zoning: RA-30, R-30 Requested zoning: R-6
(Harnett) (Wake)

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.

COBLE PROPERTY ZONING CHANGE REQUEST SUMMARY

Within this area the Harnett County Future Land Use plan reflects a residential density of 2-5 Units per acre (MDR).

We have requested R-6 Zoning which is compatible with the Land Use Plan.

Our planned minimum lot size is 7500 SF with at least a 60' lot width. Our plan will have a density of less than 2.5 units / AC. This development intensity matches the land use plan.

The proposed development intensity is consistent with the land use plan and is compatible with the MDR intensity adjoining to the east.



REZONING STAFF REPORT

File #: 2017-000320
Staff Contact: Sean Johnson
sjohnson@angier.org
(919) 331-6702

Planning Board: December 12, 2017

Public Hearing: January 8, 2018

Requesting Rezoning: Harnett County RA-30 to Angier R-6

Applicant Information

Owner of Record:

Name: Marie Coble
Address: 5804 Old Providence Rd.
City/State/Zip: Charlotte, NC 28226

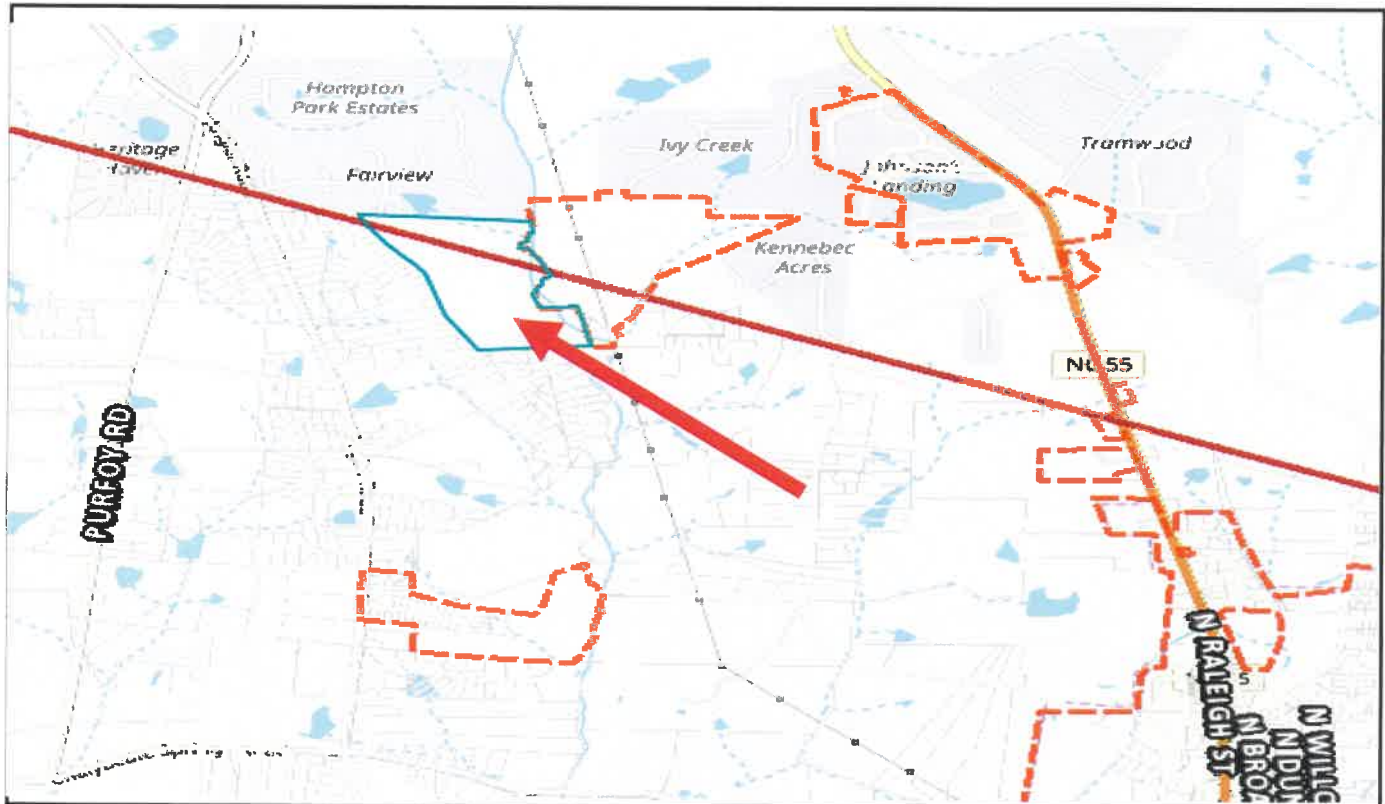
Applicant:

Name: George Aiken, AV Homes, Inc.
Address: 8025 Creedmoor Road
City/State/Zip: Raleigh, NC 27613

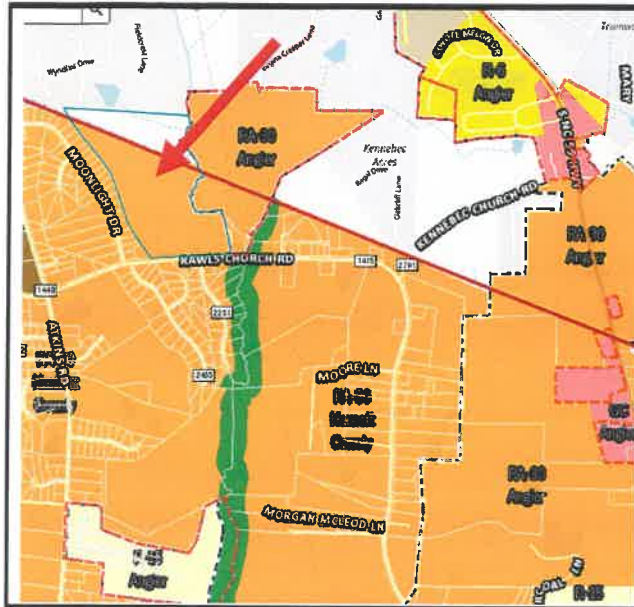
Property Description

PIN(s): 0665-90-0278.000 Acreage: 66.98 Acres
Address: Rawls Church Road

Vicinity Map



Zoning District Compatibility



	CURRENT Harnett RA-30	REQUESTED Angier R-6
Parks & Rec Facilities		P
Detached Single Family or Duplexes	P	P
Townhomes/Condos		S
Multi-Family		S
Professional Offices		
Retail Uses		
Eating Establishments		
Governmental Uses		P
Distribution		

P=Permitted Use S=Special Use

Physical Characteristics



Site Description: The majority of the property is currently wooded with the remaining percentage being used as farm land. The Eastern edge of the property contains steep topography with a stream at the lowest point.

Surrounding Land Uses: Surrounding Land Uses Include Vacant Wooded Areas and Low Density Residential

Aerial Photograph (2013)

Services Available

Water:

- ☒ Public
- ☐ Private (Well)
- ☐ Other: Unverified

Sewer:

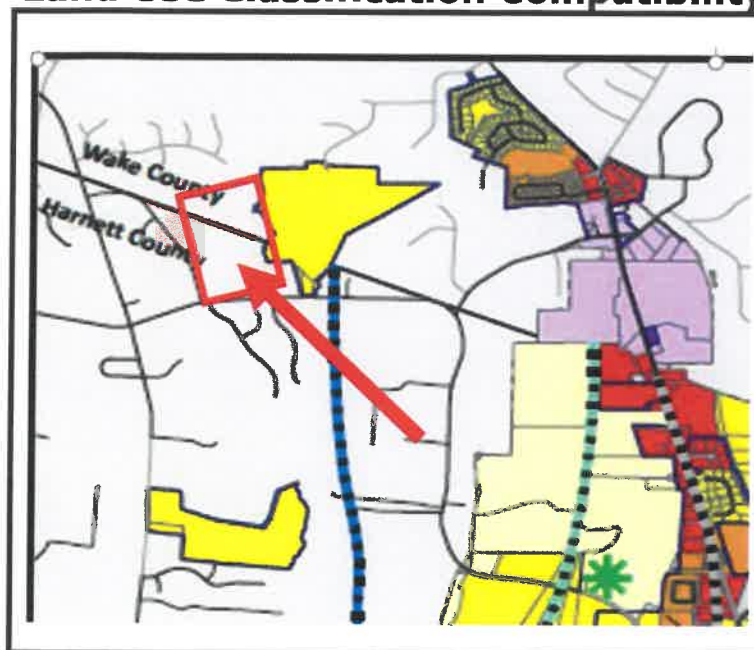
- ☐ Public
- ☒ Private (Septic Tank)
- ☐ Other: unverified

Transportation:

Rawls Church Rd

If the property is annexed and developed, developer will be responsible for providing Town water & sewer to property

Land Use Classification Compatibility



Future Land Use Map (2017)

	REQUESTED ZONING	LAND USE
	R-6	MDR
Parks & Rec Facilities	P	
Detached Single Family	P	P
Duplexes	P	P
Townhomes	S	P
Multi-Family	S	P
Non-Traditional Residential	S	P
Professional Offices		
Retail Uses		
Eating Establishments		
Governmental Uses		
Distribution		
Manufacturing Uses		

2017 Angier Comp. Land Use Plan: Medium Density Residential: 3-6 Units per Acre
Requested R-6 District: 6,000 sq. ft. min. lot size

The Proposed Rezoning Is In Compliance With The Land Use Plan

(Harnett County's Land Use Plan Also Calls For Medium Density Residential In This Region)

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 requested zoning would allow for use of the property that is compatible with adjoining uses.
- ☒ **Yes** ☐ **No** The requested zoning district is COMPATIBLE with the existing Land Use Classification.
REASONING: The Land Plan adopted in September designates the property as Medium Density Residential which calls for 3-6 units per acre. The requested zoning would allow for lots as small as 6,000 sq. ft., which fits the density suggested by the Plan.
- ☒ **Yes** ☐ **No** The proposal does ENHANCE or maintain the public health, safety and general welfare.
REASONING: The rezoning would not change the character of the area.
- ☐ **Yes** ☒ **No** The request is for a SMALL SCALE REZONING and should be evaluated for reasonableness
REASONING: The rezoning will not change the allowed use of the property, just the density allowed.

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

The requested rezoning to General Commercial is compatible with all Town of Angier regulatory documents, would not have an unreasonable impact on the surrounding community, and will not harm 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
P.O. Box 278
Angier, NC 27501
919-639-2071



Lewis Weatherspoon
Mayor

Coley B. Price
Manager

MEMO

TO: Angier Board of Commissioners

FROM: Angier Planning Board

RE: December 12, 2017 Angier Planning Board Meeting

This is to inform the Angier Board of Commissioners of the recommendations made by the Angier Planning Board during their December 12, 2017 meeting. The items on the Planning Board agenda were as follows:

**Rezoning Request – 67 Acre Parcel on Rawls Church Road, Angier, NC
(PIN: 0665-90-0278.000)**

The Planning Board recommends the **APPROVAL / DENIAL** of the change in zoning from RA-30 to R-6 based on the following:

The requested zoning district would allow for development that **IS / IS NOT** compatible with the 2017 Comprehensive Land Use Plan.

Other Factors Considered In The Decision:

Sincerely,

Everett Blake
Angier Planning Board Chairman