



TOWN OF ANGIER PLANNING BOARD AGENDA

September 12, 2023 | 6:30 P.M.

Municipal Building | 28 North Raleigh Street
Angier, North Carolina 27501

1. Call to Order – recognition of a quorum
2. Pledge of Allegiance
3. Invocation
4. Approval of the July 6th, 2023 Planning Board Minutes
5. Consideration of the Agenda
6. New Business – UDO Text Amendment – Residential Parking
7. Old Business - None
8. Adjournment

**TOWN OF ANGIER
PLANNING BOARD
Tuesday, July 6, 2023 6:30 P.M.
Angier Board Room
28 N. Raleigh Street
Minutes**

The Angier Planning Board met in regular session Tuesday, July 6, 2023 inside the Angier Board Room at 28 N. Raleigh Street. Robert Frey called the meeting to order at 6:30 p.m.

Members Present: Robert Frey
Sam Gregory
Myron Patterson
Haley Plumley
Emily Plemons

Members Absent: Tracey Durham
Lee Marshall

Staff Present: Jeff Jones, Director of Planning and Inspections
Veronica Hardaway, Town Clerk

Others Present: None

2. Pledge of Allegiance: Robert Frey led the pledge of allegiance.

3. Invocation: Sam Gregory offered the invocation.

4. Approval of the June 13, 2023 Planning Board Minutes: With there being no changes, the June 13, 2023 Planning Board Minutes were approved as presented.

Motion: Myron Patterson
Vote: 5-0; unanimous

5. Consideration of the Agenda: The Planning Board approved the Agenda as written.

Motion: Haley Plumley
Vote: 5-0; unanimous

6. New Business:

A. Rezoning Request:
Applicant: K&C Holdings, LLC
Property in Question: W. Williams Street; Lot 15 & Tract "A"
Current Zoning: Angier R-10

Requested Zoning: Angier R-6

Planning Director Jeff Jones discussed the property in question. The property is two parcels located on W. Williams Street; Lot 15; Tract "A" with a total acreage of .55 acres. The current zoning is Angier R-10, and the applicant has requested a zoning change to Angier R-6. The property is currently vacant. Surrounding land uses include medium to high density residential and has public water and sewer services available. The future Land Use Plan has these parcels as High Density Residential, which R-6 would fall under. While just outside of the identified redevelopment area of the comprehensive plan. The high-density designation would support the rezoning and will facilitate additional infill housing development that will be similar to the adjacent housing. Staff recommends that this rezoning request be approved.

Chris Schiavone, *Gemstone Homes*, informed the Board that they have built products here in Angier which are the duplexes that were constructed on Broad Street. Their goal is to build a similar product on West Williams Street, but in order to do that the zoning would have to be changed to R-6.

The Board expressed how great the current duplexes look on Broad Street and how it sets a standard.

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:

- A. The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories. ***It was the consensus of the Board that this applies.***
- 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. ***It was the consensus of the Board that this applies.***
- 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. ***It was the consensus of the Board that this applies.***
- D. The proposed change is in accordance with the comprehensive plan and sound planning practices. ***It was the consensus of the Board that this applies.***

Board Action: Based on standards of review, the Planning Board unanimously voted to recommend the Board of Commissioners approve the rezoning request of the property located on W. Williams Street; Lot 15; Tract "A" from Angier R-10 to Angier R-6.

Motion: Robert Frey
Vote: 5-0; unanimous

Mr. Jones stated he may have the Board review some ordinance amendments in the near future.

7. Old Business:

Mr. Jones gave an update regarding last months agenda item which was the rezoning down NC-210 towards Lillington. This Board had a positive recommendation but it was based off of utilities being able to be served. The proposed rezoning was from R-30 to R-10 with the public hearing held last night. The Board of Commissioners did annex the property into town; however, they did not approve the rezoning. As it stands, this property will remain R-30 for the time being. The applicant is in the process of making some revisions to bring another rezoning to this Board.

8. Adjournment: The Planning Board voted unanimously to adjourn the meeting at 6:51 pm.

Motion: Robert Frey
Vote: 5-0; unanimous

Robert Frey, Chairman

Attest:

Veronica Hardaway, Town Clerk



ZONING ORDINANCE TEXT AMENDMENT STAFF REPORT

Staff Contact: Jeff Jones, AICP
jajones@angier.org
(919) 639-2071

Planning Board: September 12, 2023

Public Hearing: October 3, 2023

Requesting Text Amendment: Parking for Residential Uses

Applicant Information

Town of Angier Planning & Inspection Department

UDO Section

Section 3.3 Permitted Use Table

AMENDMENT OVERVIEW

Staff is proposing an amendment to the Permitted Use Table, specifically the parking requirements for Multifamily and Single Family Parking Requirements. Staff has reviewed this section with potential applicants and have found that the current requirements require more parking than needed for residential projects.

A 3-bedroom Townhome would be required four parking spaces under the current ordinance, whereas, the proposed language would require 2 parking space per unit plus 10% of the required amount of parking for the entire project to be provided for guest parking.

The proposed language is consistent with other jurisdictions in the area, such as Holly Springs.

Proposed amendment is attached. Language to be modified is shown in strikethrough with revised language in bold.

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

The requested UDO Text Amendment is consistent with the Town Comprehensive Plan. The proposed UDO Amendments provide the tools necessary for staff and the development community to implement the goals and objectives stated in the Plan. APPROVED.

UDO AMENDMENT RECOMMENDATION:

Staff recommends that the Planning Board recommend approval of UDO Text Amendment

Attachments

☒ Draft Ordinance

Multifamily residential, apartments	2					P		P			4.2.10	1.5 -per bedroom-plus 1 -per-bedroom over 2-2 <u>spaces/unit + 10% for guest parking</u>
Multifamily residential, condominiums	2			P	P	P		P			4.2.10	1.5 -per bedroom-plus 1 -per-bedroom over 2-2 <u>spaces/unit + 10% for guest parking</u>
Multifamily residential, townhomes	2			P	P	P		P			4.2.10	1.5 -per bedroom-plus 1 -per-bedroom over 2-2 <u>spaces/unit + 10% for guest parking</u>
Single-family residential, detached	1		P	P	P	P						3-2 per dwelling
Temporary emergency residences	1		P	P	P	P	P	P	P		4.2.10	2 per dwelling
Two-family residential (duplexes)	1		P	P	P	P					4.2.11	1.5 -per bedroom-plus 1 -per-bedroom over 2-2 <u>per dwelling</u>

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Multifamily residential, condominiums	2			P	P	P		P			4.2.10	2 spaces/unit + 10% for guest parking
Multifamily residential, townhomes	2			P	P	P		P			4.2.10	2 spaces/unit + 10% for guest parking
Single-family residential, detached	1		P	P	P	P						2 per dwelling
Temporary emergency residences	1		P	P	P	P	P	P	P		4.2.10	2 per dwelling
Two-family residential (duplexes)	1		P	P	P	P					4.2.11	2 per dwelling