

**TOWN OF ANGIER  
PLANNING BOARD  
Agenda  
May 9, 2017  
7:00 P.M.  
Municipal Building  
28 North Raleigh Street  
Angier, North Carolina 27501**

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1. Opening
2. Pledge Of Allegiance
3. Invocation
4. Approval Of The March 13, 2017 Planning Board Minutes
5. Consideration Of The Agenda
6. Items For Discussion And Recommendation:
  - 6a. Alternative Design Variance** - Donald Gregory Has Requested an Alternative Façade Design for the Proposed Building at 173 Fish Drive (PIN #: 0673-49-5833.000)
  - 6b. Text Amendment** – Staff Recommends Revising the Commercial Façade Requirements Found in Chapter 5, Section 5.4 of the UDO, Removing Alternative Design Variance – Section 5.5
  - 6c. Text Amendment** – Staff Recommends Revising the Water and Sewer Connection Requirements Found in Chapter 9, Section 9.2 of the UDO
  - 6d. Text Amendment** – Staff Recommends Revising the Nonresidential Sidewalk Requirements Found in Chapter 9, Section 9.2 of the UDO
7. Other Business
8. Adjournment

**TOWN OF ANGIER PLANNING BOARD**  
**Monday, March 13, 2017, 7:00 P.M.**  
**Municipal Building**  
**28 N. Raleigh Street**  
**Angier, North Carolina 27501**  
**Minutes**

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The Angier Planning Board met in regular session Monday, March 13, 2017, inside the Municipal Building Board Room, 28 N. Raleigh Street. Chairman Everett Blake, III, presided, calling the meeting to order at 7:00 p.m.

**Members Present:** Chairman Everett Blake, III  
Lee Marshall  
Wayne Oakes  
Paul Strohmeyer  
Junior Price

**Members Absent:** Vice Chairman Thomas Taylor  
Danny Honeycutt

**Staff Present:** Town Manager, Coley Price  
Town Engineer, Bill Dreitzler  
Planning and Permitting Technician, Sean Johnson

**Others Present:** Mayor Lew Weatherspoon  
Commissioner Jerry Hockaday

**2. Pledge of Allegiance:** Wayne Oakes led the pledge of allegiance.

**3. Invocation:** Chairman Everett Blake, III offered the invocation.

**4. Approval of the December, 13, 2016 Planning Board Minutes:** With there being no changes, the December 13, 2016 Planning Board minutes were approved as presented.

**Motion:** Wayne Oakes

**Second:** Lee Marshall

**Vote:** Unanimous 5-0

**5. Consideration of the Agenda:** With there being no changes, the agenda was approved as presented.

**Motion:** Paul Strohmeyer

**Second:** Wayne Oakes

**Vote:** Unanimous 5-0

**6. Swearing in of two new Planning Board Members, Paul Strohmeyer and Junior Price:** Mayor Weatherspoon administered the Oath of Office to the new Planning Board members, Paul Strohmeyer and Junior Price.

**7. Items for Discussion and Recommendation:**

**7a. Rezoning Request – Lil Wells** requested that the property located at 738 Chalybeate Springs Road be rezoned from RA-30 to GC General Commercial (Harnett County PIN: 0674-31-9392.000): Sean Johnson, Planning and Permitting Technician, provided the staff report. He gave a description of the site and surrounding land uses. Mr. Johnson stated that the services on the property included a private well and private septic tank.

Mr. Johnson stated that the proposed rezoning was not in compliance with the current Land Use Plan. He then provided the staff evaluation item by item.

Mr. Johnson said that the staff concludes that the requested rezoning to General Commercial is compatible with the entire Town of Angier regulatory document except the current Land Use Plan. He stated it would not have an unreasonable impact on the surrounding community and would not harm the public health, safety and general welfare for the reasons he had provided in the evaluation. Therefore, he said staff would recommend this rezoning request be approved.

Lillian Smith Wells, 441 Wells Lane, applicant, addressed the Board and requested a favorable recommendation from the Planning Board.

The Planning Board evaluated and unanimously recommended approval of the rezoning request for the property located at 738 Chalybeate Springs Road from RA 30 Residential Agriculture to GC General Commercial. The requested rezoning will go before the Town Board of Commissioners for a public hearing on April 4, 2017.

**Motion:** Lee Marshall

**Second:** Paul Strohmeyer

**Vote:** Unanimous 5-0

**7b. Rezoning Request – Richard Bullock** requested that the property located at 8632 S NC HWY 55 be rezoned from RA-30 to GC General Commercial (Wake County PIN: 0674578989): Sean Johnson, Planning and Permitting Technician, provided the staff report. He gave a site description of the property and said that services available to the property included public water and sewer. Mr. Johnson stated the property does not have sewer at this time.

However, if the rezoning was approved the property could be voluntarily annexed into the city limits of Angier, in order to obtain Town sewer.

Mr. Johnson concluded that the rezoning request was in compliance with the current Land Use Plan and all the Town of Angier regulatory documents. He stated it would not have an unreasonable impact on the surrounding community and would not harm the public health, safety, and general welfare for the reasons he had given in his report. Mr. Johnson said staff would recommend approval of the rezoning request.

Nicole Locklear of 112 Willow Pond Ct., Lillington, NC, represented the applicant, Mr. Richard Bullock. She addressed the Board and stated that the best use for the property would be general commercial.

The Planning Board evaluated the request and unanimously recommended approval of the rezoning request for the property located at 8632 S NC HWY 55 from RA-30 to GC General Commercial. The requested rezoning will go before the Town Board of Commissioner for a public hearing on April 4, 2017.

**Motion:** Junior Price

**Second:** Wayne Oakes

**Vote:** Unanimous 5-0

**8. Other Business:** Chairman Blake, III requested for the Town to look at the application process in order to become a member of a Board. Mr. Blake expressed his desire to have all applicants stand before the Board and explain why they should be nominated.

**9. Adjournment:** Chairman Blake, III entertained a motion to adjourn the meeting. Motion to adjourn was unanimous.

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Everett Blake, III, Chairman

Attest:

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Betty S. Pearson, Deputy Town Clerk



## Town of Angier Planning Board

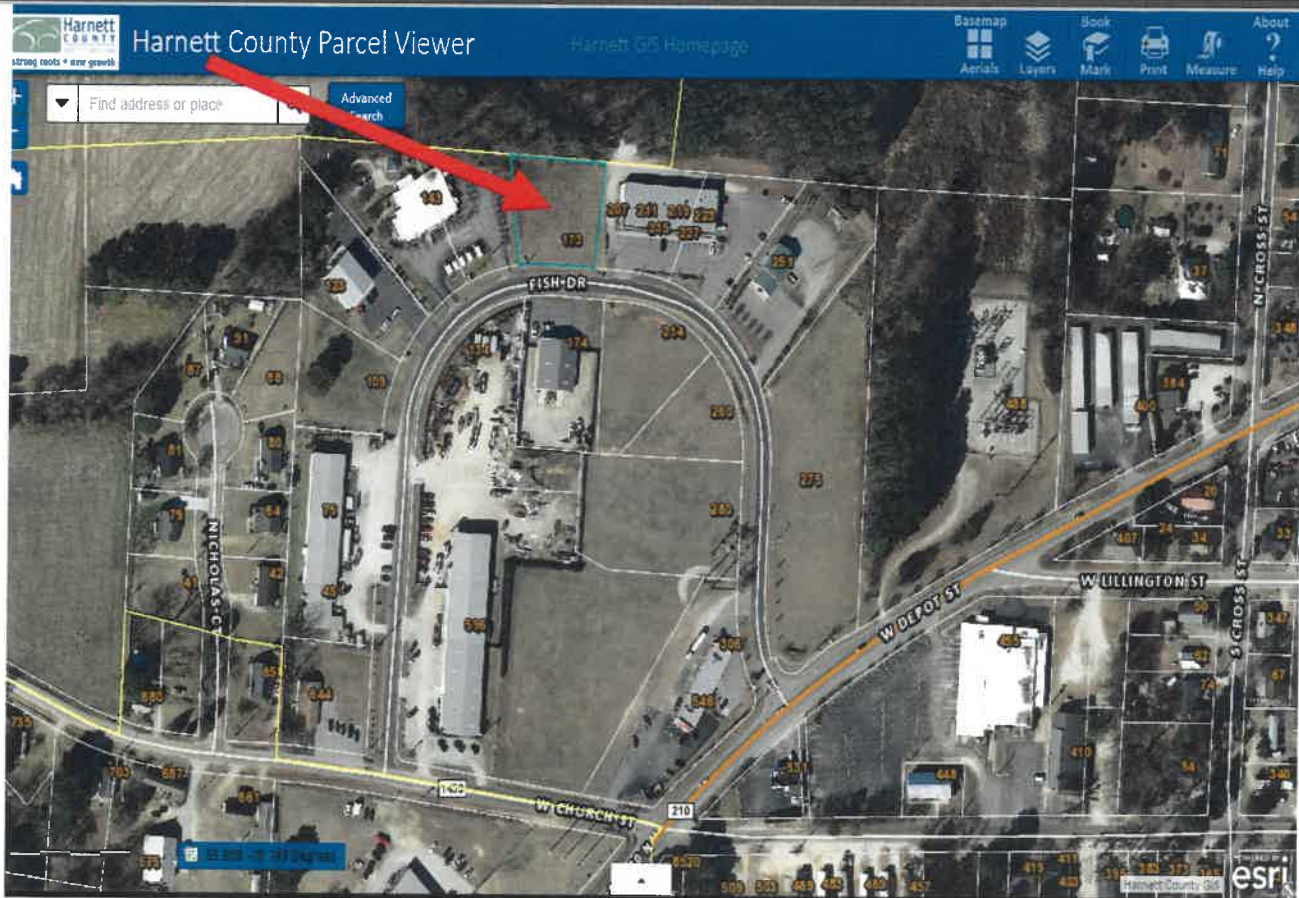
May 9, 2017

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

**CASE NUMBER:** 17-101  
**APPLICANT:** Donald Gregory  
**OWNER:** Donald Gregory  
**LOCATION:** 173 Fish Dr .  
**ZONING:** General Commercial      **PIN#:** 0673-49-5833.000      **ACREAGE:** 0.49 Acres

**REQUEST:** Alternative Design Variance – Façade Proposed is Noncompliant with UDO Chapter 5.4

### VICINITY MAP:





**Design Requested:**

Proposed is a 3200 Sq. Ft. metal building.

**The builder is requesting 100% brick veneer on the front of the building and 100% brick veneer on the first 20 feet down each side. The rest of each side and the rear of the building would be metal.**

**Applicable Commercial Façade Requirements (Chapter 5, Section 5.4.2):**

- Front façades and exterior walls visible from the public right(s)-of-way shall be at least 40 percent brick, decorative concrete block (as approved by the administrator), stucco, stone, fiber cement siding, or other materials similar in appearance and durability.
- Vinyl siding, standard painted concrete block, cast concrete, and metal may be used on building walls not visible from a public right-of-way or as minority elements or accent materials on walls that are visible from the public right-of-way provided that they do not compose greater than 60 percent of the façade.
- At least 25 percent of walls not visible from the public right(s)-of-way shall meet the same requirements for front façades and exterior walls visible from the public right(s)-of-way.
- For every ten percent increase in material listed herein on front façades and exterior walls visible from the public right(s)-of-way, a ten percent break in setback requirements shall be given, not to exceed 50 percent of the total setback.
- Two wall materials may be combined horizontally on one façade. The heavier material should be below.

**In order to be approved under UDO requirements, the proposed building should have at least 40% brick or other approved material along the front and both sides and 25% brick or other approved material on the rear.**





**ADJACENT PROPERTY PHOTOS:**



**Left of Proposed Building**



**Right of Proposed Building**



**Across From Proposed Building**



**Shelley's Mom's Bakery – 275 Fish Dr.  
Also Built by Mr. Gregory**

## Section 5.4. - Nonresidential buildings.

RED = CURRENT TEXT TO BE REVISED

GREEN = POTENTIAL REVISION

**5.4.1 Building design along state highways and in town center.** The following requirements shall apply to development and/or property located along or within ~~50~~ 200 feet of Highway 55, Highway 210, or the town center land use classification.

### **5.4.1.1 Materials and color.**

~~A. Front façades and exterior walls visible from the public right(s) of way shall be at least 50 percent brick, decorative concrete block (as approved by the administrator), stucco, stone, fiber cement siding, or other materials similar in appearance and durability. Vinyl siding, standard painted concrete block, cast concrete, and metal may be used on building walls not visible from a public right(s) of way or as minority elements or accent materials on walls that are visible from the public right of way provided that they do not compose greater than 50 percent of the façade. At least 25 percent of walls not visible from the public right(s) of way shall meet the same requirements for front façades and exterior walls visible from the public right(s) of way. For every ten percent increase in material listed herein on front façades and exterior walls visible from the public right(s) of way, a ten percent break in setback requirements shall be given, not to exceed 50 percent of the total setback.~~

A. Front facades shall be entirely covered by brick, decorative concrete block, stucco, stone, fiber cement siding, or other materials similar in appearance and durability (as approved by the administrator). All other exterior walls shall be at least 50 percent covered by an approved material. For every ten percent increase in approved material on exterior walls, a ten percent break in setback requirements shall be given, not to exceed 50 percent of the total setback.

B. Two wall materials may be combined horizontally on one façade. The heavier material should be below.

C. Façade colors shall be of low reflectance earth tone, muted, subtle, or neutral colors. Building trim may feature brighter colors, but neon tubing is not allowed as an accent material. The use of high-intensity, metallic, fluorescent or neon colors shall be prohibited. Variations in color schemes are encouraged in order to articulate entryways, architectural features, and public amenities so as to give greater recognition to these features.



**5.4.2 Building design in all other locations.** The following requirements shall apply to development not located along or within ~~50~~ 200 feet of ~~dedicated state highways~~ Highway 55, Highway 210, or the town center land use classification:

- ~~A. Front façades and exterior walls visible from the public right(s) of way shall be at least 40 percent brick, decorative concrete block (as approved by the administrator), stucco, stone, fiber cement siding, or other materials similar in appearance and durability. Vinyl siding, standard painted concrete block, cast concrete, and metal may be used on building walls not visible from a public right of way or as minority elements or accent materials on walls that are visible from the public right of way provided that they do not compose greater than 60 percent of the façade. At least 25 percent of walls not visible from the public right(s) of way shall meet the same requirements for front façades and exterior walls visible from the public right(s) of way. For every ten percent increase in material listed herein on front façades and exterior walls visible from the public right(s) of way, a ten percent break in setback requirements shall be given, not to exceed 50 percent of the total setback.~~
- A. Front façades shall be at least 50 percent brick, decorative concrete block, stucco, stone, fiber cement siding, or other materials similar in appearance and durability (as approved by the administrator).
- B. Two wall materials may be combined horizontally on one façade. The heavier material should be below.

### **~~Section 5.5. Building design alternatives.~~**

~~5.5.1 Use of alternate plan, material, or methods. Alternate design plans, building materials, or construction techniques may be used when unreasonable or impractical situations would result from the application of architectural design standards. Such situations may result from unique site conditions, innovative design applications, and/or unified development design.~~

~~5.5.2 Evaluation by planning board.~~

~~A. The application for alternate design shall include which specific standards cannot be met and how the alternative methods will achieve the intent of the standards.~~

~~B. The performance building design alternatives shall be evaluated by the planning board, in accordance with the planning board approval process outlined in chapter 11, to determine if the alternate design meets the intent and purpose of this ordinance. This determination shall take into account the land use of adjacent property, the orientation of the building to public streets, the building typology, the intended use of the structure, attention to architectural detail, scale and mass.~~

~~5.5.3 Appeal of the administrator. Appeal of the administrator's review and decision of architectural design applications shall be made to the planning board.~~

## Section 9.2. - Water, sewer and fire hydrants.

### RED = PROPOSED TEXT AMENDMENT

- A. All water lines, sewer lines, and fire hydrants shall be constructed or installed in accordance with section in accordance with the latest edition of the Town of Angier Standard Specifications and Construction Details.
- B. Any property seeking connection to the Town of Angier public sewer system must first receive voluntary annexation approval. If the property is annexed, the property owner shall be responsible for installing any infrastructure necessary for connection to the sewer system, and all infrastructures shall be turned over to the Town upon final acceptance from the Town.
- C. Connection to Town of Angier public water and/or sewer systems is required when a proposed nonresidential structure or development is located within 1,000 feet of an existing town owned and operated system. The property owner shall be responsible for extending water or sewer to the proposed structure or development, and all extensions shall be turned over to the Town upon final acceptance by the Town.
- D. Connection to Town of Angier public water and/or sewer systems is required when a the proposed residential structure or subdivision is located within that number of feet of an existing town owned and operated system which equals the product of the number of structures or lots within the subdivision (including lots to be developed in the future) multiplied by 100; provided however that the maximum distance required for connection shall be 5,000 feet. In such cases where the public water and/or sewer supply system is of insufficient capacity to permit the delivery of either water or sewer supply, the subject proposed structure or subdivision shall be relieved of the requirement to connect to such public system.
- E. Where public water and/or sewer systems are to be installed as part of the development improvements, such systems shall be constructed to provide tap-on stub-outs for each lot plotted in the development.
- F. Uses requiring an excess of 20,000 gallons per day of water or sewer usage shall be required to improve infrastructure capacity as determined by the town board of commissioners upon the recommendation of the town engineer.
- G. Where community water and/or sewer systems are to be installed as part of the development improvements, such systems shall be designed and installed in accordance with the standards and specifications of the county health department and/or the North Carolina Department of Environment and Natural Resources agency responsible for the approval of such systems.
- H. Prerequisite to final plat approval, all lots on the plat to be recorded must be certified in writing by the county health department to meet minimum standards for on-site water and/or sewer systems when either or both of such systems are proposed to be used.

## Section 9.1. - Street standards.

### RED = PROPOSED TEXT AMENDMENT

#### 9.1.4.2 Sidewalks.

- A. Sidewalks shall be required along both sides of all streets to provide pedestrian linkages in multifamily developments, on collector streets, on major and minor thoroughfares, and in residential developments with lots of 10,000 square feet or less. All other streets shall have sidewalks along one side. Developments located within the RA-30 zoning district and the Town of Angier's extraterritorial jurisdiction shall be exempt from this requirement unless one of the following conditions exists:
  - 1. The development is within ¼ mile of existing pedestrian system, or
  - 2. The development is within ¼ mile of city limits, or
  - 3. The development is within ¼ mile of a school, park or recreational facility, retail commercial or restaurant, or public transportation node.
- B. Sidewalks shall also be required along all streets that extend the sidewalks of an existing sidewalk network.
- C. Sidewalks shall be required along the rights-of-way of a nonresidential development when the street is identified for future need by the Angier Pedestrian Plan. The sidewalk shall extend the entire length of the street frontage and stub out to each adjacent property.
- D. Sidewalks shall be constructed to a minimum width that meets American Disabilities Act (ADA) requirements.
- E. All sidewalks shall be placed in the right-of-way, unless the development is platted as a planned development, and shall be separated from the street pavement by a minimum distance of four feet. Sidewalks shall consist of a minimum of six inches of concrete at driveway crossings.
- F. The town board may waive the sidewalk requirement, along one side of a street, when ~~an alternative system is available and accessible or when~~ a development is located within the watershed. In order for a waiver to be considered ~~on the latter~~ the applicant or developer must propose an alternative ~~include~~ including pedestrian trails that meet all local and state requirements.
- G. Installation of all sidewalks in residential subdivisions shall be completed at such time that a building permit has been issued on 50 percent of all recorded lots ~~or within 2 years of the date of final plat approval, whichever occurs first.~~

(Ord. No. 2012.04, 10-2-2012)