



## **TOWN OF ANGIER PLANNING BOARD AGENDA**

**April 9, 2024 | 6:30 P.M.**

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

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1. Call to Order – recognition of a quorum
2. Pledge of Allegiance
3. Invocation
4. Approval of the March 12, 2024 Planning Board Minutes (moved to next meeting)
5. Consideration of the Agenda
6. New Business
  - A. Text Amendment – Submitted by Jimmy Johnson uses in the Commerce Park Zoning District
7. Old Business – None
8. Adjournment



# ZONING ORDINANCE TEXT AMENDMENT STAFF REPORT

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

**Planning Board: April 9, 2024**

**Public Hearing: May 7, 2024**

**Requesting Text Amendment: Parking for Residential Uses**

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## Applicant Information

James Johnson

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## UDO Section

### Section 3.3 Permitted Use Table

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### AMENDMENT OVERVIEW

James (Jimmy) Johnson is requesting that the Commerce Park Zoning District uses be amended. The request is to add Retail Uses, Community; Banquet Hall and Personal Services to the permitted uses to Commerce Park.

*3.2.9 Commerce Park District (CP).* The CP district is established for a high quality mixture of employment, light industrial, and institutional uses, as well as limited retail and service uses to encourage development which will create a self-supporting advantageous business environment in an attractive corporate park setting.

The definition of Commerce Park speaks to limited retail and service uses and the requested amendment is in keeping with spirit of Commerce Park.

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### 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**

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## Attachments

☒ Draft Ordinance

Johnson Properties  
Realtors & Auctioneers, Inc.  
PO Box 310, 48 Progressive Parkway  
Angier, NC 27501

March 9, 2024

The Town of Angier

Attn: Mr. Jeffrey Jones, Planning Director

Jeffrey,

I am writing to request the Town of Angier revisit the current permitted uses table as it pertains to the Commerce Park Zoning District. These following items are permitted under the GC zoning now and appear to be appropriate in this CP zoning district. The new Bypass will certainly change traffic flow habits and enlarge the Angier Shopping district. The following requested changes will allow for a wider potential mixture of office, retail and other uses as parking may be more readily available in the CP areas. This would allow workers in the CP district the opportunity to utilize services close to their offices and help to limit traffic congestion.

I would request The Town include the following three items in the Permitted uses table under the Commerce Park Zoning Districts.

1-Retail Uses, Community

2- Banquet Hall

3-Personal Services

Thanks for your consideration and I will be glad to make this request in person at Planning or Town Board Meetings if necessary.

Sincerely,



James W. Johnson III

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### Section 3.3. Permitted uses table.

**3.3.1 Intent.** The permitted uses table contains a listing of uses which may be permitted in one or more of the various zoning districts. Uses are listed in alphabetical order within ten categories as follows:

- A. Residential
- B. Civic and Government
- C. Institutional
- D. Animal Services
- E. Office and Service
- F. Retail
- G. Recreation and Entertainment
- H. Industrial, Manufacturing, Warehousing, Wholesale, Distribution, and Transportation
- I. Agriculture
- J. Other

**3.3.2 Table key.** The following is a list of the meanings of table entries:

- A. The "Use Group" indicates the use group level to determine landscaping requirements in chapter 7.
- B. "P" indicates that the use is permitted by right in the zoning district.
- C. "S" indicates that the use is permitted with a Special Use Permit in the zoning district.
- D. A blank space under a zoning district column indicates that a use is not permitted in that district.
- E. A section number listed in the "SR" column indicates that the use has special requirements for the zoning district in which it is permitted. The section number refers to the regulations in chapter 4.
- F. The "Parking" column indicates the number of parking spaces required for each use in addition to the parking requirements of chapter 8.

**Legend:**

**P = Permitted by right**

**S = Permitted with Special Use Permit**

**Blank = Use not Permitted**

**SR = Refer to chapter 4 section number for requirements**

PERMITTED USES TABLE													
Residential Uses	US	OS	RA	R-L	R-1G	R-1C	O	CB	GC	CP	SR	Parking	
Accessory dwellings	1		S	S	S	S					4.2.1	1 per dwelling	
Accessory structures (residential)	1		P	P	P	P					4.2.2		
Boarding and/or rooming houses	2					S					4.2.3	1 per bedroom	
Family care homes			P	P	P	P		P			4.2.4	2 per dwelling	
Home occupations (including in-home daycares)	1		P	P	P	P	P	P	P		4.2.5	3 per dwelling	
Infill residential	1										4.2.6	As required by proposed uses	
Live/work development	3						P	P			4.2.7	As required by proposed uses	
Manufactured home, individual lot	1		P								4.2.8	2 per dwelling	
Manufactured home park	2												
Multifamily residential, apartments	2					P		P			4.2.10	1.5 per bedroom plus 1 per bedroom over 2	
Multifamily residential, condominiums	2			P	P	P		P			4.2.10	1.5 per bedroom plus 1 per bedroom over 2	
Multifamily residential, townhomes	2			P	P	P		P			4.2.10	1.5 per bedroom plus 1 per bedroom over 2	
Single-family residential, detached	1		P	P	P	P						3 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	

PERMITTED USES TABLE													
Civic and Government Uses	US	OS	RA	R-L	R-1G	R-1C	O	CB	GC	CP	SR	Parking	

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Cemeteries, mausoleums, and/or columbariums	2		S	S	S	S					4.3.1	
Churches, religious institutions and related accessory uses (including day cares, schools, and cemeteries)	2		S	S	S	S	P	P			4.3.2	1 per 4 sanctuary seats
Civic, clubs, lodges, fraternities, sororities, social, and/or other similar nonprofit organizations	2		S	S	S	S	P	P			4.3.2	1 per 200 square feet
Correctional facilities	4								S	S		1 per 2 employees (largest shift)
Emergency services (fire, police, EMT)	2	P	P	P	P	P	P	P	P	P	4.3.3	1 per 350 square feet
Government buildings (other, excluding correctional facilities)	2	P	P	P	P	P	P	P	P	P	4.3.2	1 per 200 square feet
Schools (public and private elementary and middle)	2	P	P	P	P	P	P	P	P		4.3.4	2 per classroom
Schools (public and private high school)	2	P	P	P	P	P	P	P	P		4.3.4	5 per classroom

PERMITTED USES TABLE												
Institutional Uses	US	OS	RA	R-1L	R-1C	R-1G	O-1	CB	GC	CP	SR	Parking
Assembly halls and/or community centers	2	P					P	P	P	P		1 per 200 square feet
Colleges and/or universities	2		P	P	P	P	P		P	P		5 per classroom plus 1 per office
Crematoriums	3								P	P		1 per employee
Day care centers	2		S	S	S	S	P	P	P		4.4.1	1 per employee plus 1 per 8 clients
Hospitals	3		P	P	P	P	P		P	P		2 per bed
Instructional and/or vocational schools	2			S	S	S	S	P	P	P		5 per classroom plus 1 per office
Libraries	2		P	P	P	P	P	P	P			1 per 300 square feet
Museums and/or art galleries	2		S				P	P	P			1 per 200 square feet
Residential care facilities	3		S	S	S	S	P		S		4.4.2	1 per employee plus 0.5 per resident
Residential care homes	2		S	S	S	S					4.4.3	1 per 5 beds

PERMITTED USES TABLE												
Animal Services	US	OS	RA	R-1L	R-1C	R-1G	O-1	CB	GC	CP	SR	Parking

Equestrian facilities and/or riding/boarding stables	3		S	S	S	S					4.5.2	1 per employee plus 0.5 per stall
Government-owned animal shelter	3		S				S		P	S	4.5.1	1 per employee plus 1 per 3 kennels
Kennels and/or training facilities	3		S	S			S		S	S	4.5.1	1 per employee plus 1 per 3 kennels
Pet grooming	2		S	S				P	P		4.5.1	1 per 300 square feet
Pet cemeteries	2		S	S					S			
Veterinarian (no outdoor kennels)	2								P	P	4.5.1	1 per 300 square feet
Veterinarian (with outdoor kennels)	3								S	S	4.5.1	1 per 300 square feet

PERMITTED USES TABLE												
Office and Service Uses	S	S	S	S	S	S	S	S	S	S	S	Parking
Automobile services	3							P	P	P	4.6.1	3 per bay plus 1 per employee
Banks, financial offices, and/or similar uses	3			S	S	S	P	P	P	P		1 per 200 square feet
Banquet hall	3		S	S	S	S	P		P	P		1 per 300 square feet
Bed and breakfast inns	3		S	S	S	S		P			4.6.2	1 per room plus 1 per employee
Body piercing and/or tattoo studios	3								S	S		1 per 300 square feet
Communications offices (no visible towers or transmission equipment)	3						P	P	P	P		1 per 300 square feet
Drycleaning, laundry establishments, and/or tailoring services	3							P	P	P		1 per 300 square feet
Funeral homes and/or mortuaries	3		S	S	S		P		P			1 per 200 square feet
Hotels, motels, and/or inns	3								P	P	4.6.3	1 per room plus 1 per 2 employees
Medical, dental, and/or optical clinics	3			S	S	S	P	P	P	P		1 per 300 square feet
Offices, professional	3			S	S	S	P	P	P	P		1 per 300 square feet
Personal services	3		S	S	S	S	S	P	P	P		3 per licensed employee
Repair services	3		S	S	S			P	P	P		1 per 300 square feet
Studios for artists, designers, and/or photographers	2		S	S	S	S	P	P	P			1 per 300 square feet

PERMITTED USES TABLE													
Retail Uses	US	OS	RA	RL	RL	RL	OL	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 square feet	
Farmers' Market (town-sponsored)	1	P						P	P		4.7.2		
Produce/Arts and Craft Market (non-town sponsored)	1							S	S			1 space per 500 square feet	
Restaurants	3					S		P	P	P	4.7.3	1 per 4 seats	
Retail uses, community	3						P	P	P	P	4.7.4	1 per 200 square feet	
Retail uses, neighborhood	3							S	P		4.7.5	1 per 200 square feet	
Retail uses, regional	4								S		4.7.6	1 per 200 square feet	
Vehicle and/or manufactured home sales	3								P	P	4.7.7	1 per 2 employees or 1 per 500 square feet	

PERMITTED USES TABLE													
Recreation and Entertainment Uses	US	OS	RA	RL	RL	RL	OL	CB	GC	CP	SR	Parking	
Adult establishments	4									S	4.8.1	1 per 300 square feet	
Amusement arcade	3							S	P			1 per 4 persons (maximum capacity)	
Amusement and/or theme parks	4								S		4.8.5	1 per 4 persons (maximum capacity)	
Billiards, pool halls, and/or bowling alleys	3								P			1 per 4 persons (maximum capacity)	
Bottle shops	1							P	P		4.8.5	1 per 300 square feet	
Brewery/winery/distillery	1							P	P	P	4.8.5	1 per 300 square feet	
Country clubs and/or golf courses	2	P	P	P	P						4.8.2	2 per hole plus 1 per 300 square feet of primary building area	
Family campgrounds	3	S	S	S							4.8.3	1 per campsite	
Fishing and/or hunting camps	2	S	S									1 per campsite	
Fitness and/or recreational sports centers	2	P						S	P	P	4.8.5	1 per 200 square feet	

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Go-cart raceways/racetracks	4								S	S	4.8.5	1 per 4 persons (maximum capacity)
Nature preserves	1	P	P	P	P	P	P	P	P	P		
Nightclubs and/or bars	4							P	P		4.8.5	1 per 300 square feet
Parks	1	P	P	P	P	P	P	P	P	P		
Recreational facilities (private)	2	P	S	S	S	S	P	P	P	P	4.8.5	1 per 4 persons (maximum capacity)
Recreational facilities (public)	2	P	P	P	P	P	P	P	P	P		1 per 4 persons (maximum capacity)
Shooting ranges	3		S							S	4.8.6	1 per 4 persons (maximum capacity)
Swimming pools (principal use)	3	P	S	S	S	S		S	P		4.8.8	1 per 4 persons (maximum capacity)
Theater (indoor)	3							P	P			1 per 6 seats
Theater (outdoor)	3	S							S			1 per 6 seats or 300 square feet of seating area

PERMITTED USES TABLE												
Industrial, Warehousing, Wholesale, Distribution and Transportation Uses	Use Group	OSR	RA-30	R-15	R-10	R-6	O&I	CB	GC	CP	SR	Parking
Airport	4		S							S		See office, if applicable
Assembly and/or packaging	4									P	4.9.1	1 per 2 employees (largest shift) or 1 per 500 square feet
Automobile parking lots (principal use)	3	P						S	P	S		
Automobile parking structures	3	P						S	S	S		
Bus terminals for passengers	3								P			10 per terminal
Distribution uses (accessory)	4								P	P		
Distribution uses (principal)	4								S	P		1 per 2 employees (largest shift) or 1 per 500 square feet

Equipment and/or machinery repair and service	4									P		1 per 2 employees (largest shift) or 1 per 500 square feet
Foundries producing iron and steel products	4									S		1 per 2 employees (largest shift) or 1 per 500 square feet
Hazardous material storage (indoor and outdoor)	4									S	4.9.2	1 per 2 employees (largest shift) or 1 per 500 square feet
Junkyards, junked motor vehicles, salvage operations, and/or similar uses	4									S	4.9.3	1 per 2 employees (largest shift) or 1 per 500 square feet
Lumber yards and/or building materials storage and sale	3								S	P		1 per 2 employees (largest shift) or 1 per 500 square feet
Manufacturing, heavy	4									S		1 per 2 employees (largest shift) or 1 per 500 square feet
Manufacturing, light	3						S		S	P		1 per 2 employees (largest shift) or 1 per 500 square feet
Printing and/or publishing establishments	3								P	P		1 per 2 employees (largest shift) or 1 per 500 square feet
Research facilities	3									P		1 per 2 employees (largest shift) or 1 per 500 square feet
Skilled trade shops	3								S	P		1 per 2 employees (largest shift) or 1 per 500 square feet
Taxicab stand and/or office	3								P		4.9.4	1 per employee (largest shift) + 1 per company vehicle

Trucking terminals	4								S	S		1 per employee (largest shift) + 1 per company vehicle
Warehouse uses (accessory)	3									P		
Warehouse uses (principal)	3								S	P		1 per employee (largest shift)
Warehouse, mini	3								S	P	4.9.5	See office, if applicable
Wholesale uses	3								P	P		1 per 2 employees (largest shift) or 1 per 500 square feet

PERMITTED USES TABLE												
Agricultural Uses	Us	OS	RA	R-1	R-1A	R-1B	Office	CB	GC	CP	SR	Parking
Bona fide farm	1	P	P	P	P	P	P				4.10.1	
Farm and livestock	1	P	P	P	P	P					4.10.2	
Greenhouse or horticultural nursery (no on-site sales)	2	P	P	P	P				P	P		1 per employee (largest shift)
Greenhouse or horticultural nursery (with on-site sales)	2		S	S					P			1 per 500 square feet
Produce stands (permanent)	2	P	P	P	S	S					4.10.3	1 per 200 square feet

Other Uses	Us	OS	RA	R-1	R-1A	R-1B	Office	CB	GC	CP	SR	Parking
Accessory structures (nonresidential)	2	P					P	S	P	P	4.11.1	
Drive-through Uses	3								S			
Infill nonresidential	2						S	S	S		4.11.2	As required by proposed uses
Town center planned development (TCPD)					P	P		P	P		4.11.7	As required by proposed uses
Outdoor storage (nonresidential)	3						S	S	S	S	4.11.3	
Planned development	1		S	S	S	S	S	S	S	S	4.11.4	As required by proposed uses
Recycling centers	2	P	S	S	S	S	P	P	P	P		2 spaces

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Temporary uses	1	P	P	P	P	P	P	P	P	P	4.11.5	
Utility facilities (except service or storage yards)	3		P	S	S	S	S	S	P	P		2 per facility
Wireless telecommunications towers	4	S	S	S	S	S	S		S	S	4.11.6	2 per tower

(Ord. No. 2012.03, 10-2-2012; Ord. of 2-2-2016; Ord. of 3-5-2019)