

**TOWN OF ANGIER  
PLANNING BOARD  
Tuesday, October 11, 2022 6:30 P.M.  
Angier Board Room  
28 N. Raleigh Street  
Minutes**

The Angier Planning Board met in regular session Tuesday, October 11, 2022 inside the Angier Board Room at 28 N. Raleigh Street. Chairman Christina Kazakavage called the meeting to order at 6:32 p.m.

**Members Present:** Chairman Christina Kazakavage  
Myron Patterson  
Courtney Jusnes  
Haley Plumley  
Lee Marshall

**Staff Present:** Town Manager Gerry Vincent  
Community Development Coordinator Casey Todd  
Town Clerk Veronica Hardaway  
Administrative Assistant Donna DiMambro

**Members Absent:** Robert Frey

**Others Present:** Commissioner Jim Kazakavage

**2. Pledge of Allegiance:** Chairman Christina Kazakavage led the pledge of allegiance.

**3. Invocation:** Chairman Christina Kazakavage offered the invocation.

**4. Approval of the September 13, 2022 Planning Board Minutes:** With there being no changes, the September 13, 2022 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: Yassen Investments, Inc.

Property in Question: 45 W Lillington Street  
Current Zoning: R-10  
Requested Zoning: General Commercial

Town Manager, Gerry Vincent, went over the property details, the existing zoning is R-10 and the applicant is requesting a General Commercial zoning district. The property is on 0.15 acres. There is Town of Angier water and sewer available. Surrounding land uses include single family residential, retail, restaurant, and Depot Square. The site description has a 50ft x 125 ft lot with an existing single-family dwelling. The proposed rezoning aligns with the commercial designation shown on the Future Land Use Map and will facilitate additional commercial development that will be similar to adjacent areas. It is recommended that this rezoning be approved. If the rezoning is approved, the existing dwelling on the property would remain a legal nonconforming use (Grandfathered) unless vacant for at least 1 year. All future uses and/or development on property will follow the new commercial zoning district. The Town Manager also informed the Planning Board Members of the New Planning Director Randy Cohoon-Tingle who will be starting October 27<sup>th</sup>, 2022.

#### **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 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 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 the Standards of Review, the Planning Board unanimously voted to approve the rezoning request located at 45 W Lillington St R-10 – General Commercial

**Motion:** Courtney Jusnes

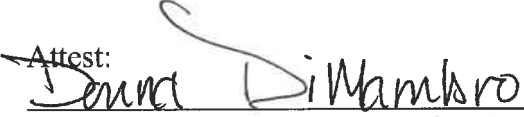
**Vote:** 5-0; unanimous

#### **7. Old Business:**

None

**8. Adjournment:** The Planning Board adjourned the meeting at 6:45 pm

  
Christina Kazakavage, Chairman

Attest:  
  
Donna Dimambro, Administrative Assistant



## **PLANNING BOARD CONSISTENCY STATEMENT 2022-000942 Sandhar Real Estate ZONING MAP AMENDMENT**

Pursuant to NCGS§160D-604(d) (*Consistency Statement related to proposed changes to zoning and development regulation ordinances*), the Town of Angier Planning Board makes this recommendation regarding to changes to the Official Zoning Map:

We recommend amendment of the Official Zoning Map reflecting the change of classification of the parcel of land identified by PIN # 0673-02-0134.00 owned by Sandhar Real Estate LLC from current RA-30 to GC (General Commercial).

The Planning Board finds this proposed amendment to be consistent with Town of Angier 2017 Comprehensive Land Use Plan as it promotes an expansion of commercial development that is compatible with the Town's future vision, and with the 2021 Land Use Map because this parcel of land is part of a block properties recommended for commercial development.

On November 8, 2022, the Planning Board, by a majority vote, approved this statement of consistency and recommended approval of **2022-000942** as an official amendment to the Official Zoning Map by the Board of Commissioners of the Town of Angier, North Carolina.

 11/8/22  
Christina Kazakavage, Chair  
Town of Angier Planning Board