

**Town of Angier Planning Board
Minutes
Tuesday, April 12, 2016, 7 pm
Municipal Building
28 North Raleigh Street
Angier, North Carolina 27501
Agenda**

The Angier Planning Board met in regular session Tuesday, April 12, 2016, 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
Danny Honeycutt
Wayne Oakes
Tristan Scott
Paul Strohmeyer

Members Absent: Vice-Chairman Thomas Taylor
Lee Marshall

Staff Present: Town Manager, Coley Price
Public Works Director, Jimmy Cook
Town Engineer, Bill Dreitzler
Planning and Permitting Technician, Sean Johnson
Town Clerk, Kim Lambert

Others Present: Mayor Lewis Weatherspoon
Commissioner Craig Honeycutt
Commissioner Alvis McKoy

2. **Pledge of Allegiance:** Chairman Blake led the pledge of allegiance.
3. **Invocation:** Tristan Scott offered the invocation.
4. **Approval of the March 7, 2016, Planning Board Meeting Minutes:** Prior to approval, Chairman Blake wanted to ensure that one individual who addressed the Planning Board in March was identified as Johnny Dickens versus Johnny Jenkins. The Town Clerk informed Chairman Blake that the correction had already been made prior to the Planning Board meeting. With no other questions, the Planning Board approved the March 7, 2016, Planning Board Meeting Minutes.

Motion: Paul Strohmeyer
Seconded: Wayne Oakes
Vote: Unanimous, Affirmatives, 5;

5. **Approval of the April 12, 2016, Planning Board Meeting Agenda:** The Planning Board unanimously approved the April 12, 2016, Meeting Agenda as presented.

Motion: Tristan Scott
Seconded: Wayne Oakes
Vote: Unanimous, Affirmatives, 5;

6. Items for Discussion and Recommendation

- Text Amendment Request ~ Reduction in the required distance between a bar and a residential structure (Chapter 4, Section 4.8.5) ~ The request was submitted by Applicant, Patricia Lambert of 2272 Neill's Creek Road in Lillington.

Planning and Permitting Technician Sean Johnson presented the background information for the Text Amendment Request. He said the Applicant requested that the Chapter 4, Section 4.8.5: Nightclubs and Bars (A) be revised slightly to read: *"Nightclubs and bars shall not be located within 500 (versus the 1,000 that is required now) feet of a residential structure or park, unless permitted as part of a live/work development."*

Mr. Johnson said that the bar Ms. Lambert was proposing would be located at 149 Logan Court, Suite E. Using a GIS measuring tool, there is one residence located in the Harvest Ridge subdivision that is located slightly more than 500 feet from the proposed bar.

The Planning Technician told the Planning Board that if the Text Amendment Request were approved by The Town Board, a Special-Use Permit would then be required before the bar could open.

Planning Board officials asked Mr. Johnson, if they were to modify the Text Amendment for Ms. Lambert, if that would be a universal change for any and all proposed bars and/or nightclubs that may be established in the future. He said Yes, the Amendment would be applicable to all such future establishments.

When asked what differentiated a bar from a restaurant, Mr. Johnson said according to the Alcohol Beverage Commission, if the sale of alcohol exceeds the sale of food, it would constitute a bar.

The Applicant, Ms. Lambert, addressed the Planning Board, explaining that she had formerly been employed at the "Last Chance Bar/Double Nickel" on Highway 55. She said she began managing that bar in 2010 until such time that the landlord told them it was "no longer economically feasible." The Applicant said their target clientele would be veterans and older customers. She told the Planning Board that no food would be served, estimating that most of their business would take place Monday through Thursday, 10 a.m. until 6 p.m. and they may potentially host karaoke on Fridays from 7 to approximately 11 p.m. Ms. Lambert said that she expected their peak time of operation to be between 2 and 6 p.m. each day.

Allen Lambert, the Applicant's husband, addressed the Board, explaining that they had searched the area for vacant spaces and said Logan Court provided the only retail space that would work for locating their potential bar.

Ms. Lambert's business partner, Clifford Berry, said that the clientele at the establishment where they formerly worked were mostly veterans and older patrons. Mr. Berry said that they frequently host fundraisers and sell plates for those within the community in need. He told the Planning Board their estimated potential sales would be 95 percent beer/malt beverages, 5 percent liquor and no wine sales.

Chairman Blake told the Applicant that the Board's potential ruling would be for all future bars or nightclubs proposing to locate within the General Commercial district and no reflection on their personal request.

Planning Board Action: The Planning Board voted 2-to-3, voting not to recommend approval of the proposed Text Amendment.

Motion: Paul Strohmeyer
Seconded: Danny Honeycutt
Vote: 2-to-3
Affirmatives: P. Strohmeyer and D. Honeycutt
Dissenting: Chairman Blake, W. Oakes, and T. Scott

Chairman Blake informed the Applicant that, regardless of the Planning Board decision, her Text Amendment request would still go before the Board of Commissioners at their May 3, 2016, meeting.

Discussion of other Staff~Recommended Text Amendments:

► **Revising Review Requirements for Minor Subdivisions (Chapter 11, Section 11.1)**

The Staff recommended lifting a TRC Review Requirement for Smaller, Minor subdivisions (1~2 lots); upholding the TRC Review Requirement for Minor subdivisions (3~5 lots) with the TRC meetings held the third Wednesday of each month, as needed.

► **Revising Sign Design and Area Requirements (Chapter 10, Section 10.2.1 and 10.2.2)**

Under Section 10.2.1, the Staff recommended adding a second sentence to read: *"In the Central Business Zoning District, sign design and color shall closely match the current theme as determined by the administrator,"* and deleting the sentence, *"Specifically, colors shall match that of the exterior of the structure to the greatest extent possible.."*

Under Section 10.2.2, the Staff recommended deleting Item A, which had read: *"For wall signs, placard signs, and window signs, the area of the sign shall be the smallest rectangle that can encompass all letters, logos, background, and integral parts included in the sign."* If approved, Item A. would be deleted.

Under Section 4.4.11, the Staff recommended inserting as its first sentence as follows: "Only churches shall be permitted to have nonresidential accessory structures in the R~10, R~15, and RA~30 zoning districts." If approved, former Item A ("Any nonresidential accessory structure...") would become Item B, former Item B would become Item C, etc.

Planning Board Action: The Planning Board unanimously voted to recommend approval of the Staff~Recommended Text Amendments in the aforementioned list.

Motion: W. Oakes
Seconded: T. Scott
Vote: Unanimous, 5-0

7. **Other Business:** Town Manager Coley Price reminded the Planning Board of the Economic Vision Forum scheduled for Tuesday, April 26, at 6:30 p.m. Audience members asked the status of the proposed Angier Sports Complex tentatively planned for Angier by Applicant Tierre Ramsey. Town officials stated that the Applicant had not been in contact with the Planning Department in some time. Prior to approval, the Applicant would be required to subdivide the property, and request (voluntary) annexation. Audience members asked why the Town did not vet all Applicants before they submit Special~Use Permits and Rezoning Requests, referring to allegations made against Mr. Ramsey that were published in the newspaper. Chairman Blake stated that the Town was not responsible for conducting moral and background checks on each Applicant.

8. **Adjournment:** Chairman Blake entertained a motion to adjourn the meeting.

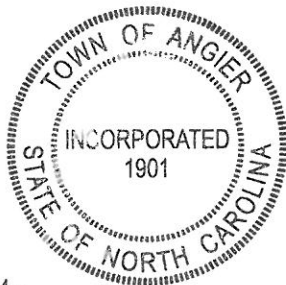
Planning Board Action: The Planning Board voted to adjourn the April 12, 2016, meeting at 7:42 p.m.

With there being no further business to discuss, the Planning Board meeting was adjourned at 7:42 p.m.

ATTEST:



Kim Lambert, Town Clerk





Everett Blake, III, Chairman