

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

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The Angier Planning Board met in regular session Tuesday, January 12, 2016, inside the Municipal Building Board Room, 28 N. Raleigh Street. Current Vice-Chairman Tristan Scott presided, calling the meeting to order at 7:00 p.m.

**Members Present:** Vice-Chairman Tristan Scott  
Danny Honeycutt  
Lee Marshall  
Wayne Oakes  
Everett Blake, III  
Thomas Taylor

**Members Absent:** Paul Strohmeyer

**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/Mayor Pro Tem Bob Smith  
Commissioner Craig Honeycutt  
Commissioner Alvis McKoy

2. **Pledge of Allegiance:** Vice-Chairman Scott led the pledge of allegiance.
3. **Invocation:** Wayne Oakes offered the invocation.
4. **Election of Chairman and Vice-Chairman:** Mr. Price facilitated the election of the Planning Board Chair and Vice-Chair. Wayne Oakes and Thomas (Tom) Taylor made the motion and seconded, respectively, for Everett Blake, III, to serve as the new Planning Board Chair. After closing the nominations, Mr. Blake abstained.

**Planning Board Action:** The Planning Board elected Everett Blake, III, as its new Chairman.

**Motion:** Wayne Oakes  
**Seconded:** Thomas (Tom) Taylor  
**Vote:** Affirmatives, 5; One abstention, Everett Blake, III.

Mr. Blake and Danny Honeycutt nominated and seconded, respectively, for Mr. Taylor to serve as Vice-Chair. Lee Marshall and Tristan Scott nominated and seconded, respectively, for Mr. Oakes to be named Vice-Chair. After closing the nominations, there was a 4-2 vote for Mr. Taylor to serve as the new Vice-Chair.

**Planning Board Action:** The Planning Board elected Thomas (Tom) Taylor as its new Vice-Chairman.

**Motion:** Everett Blake, III  
**Seconded:** Danny Honeycutt  
**Vote:** Affirmatives, 4; Two dissenting votes, Lee Marshall and Tristan Scott

5. **Approval of the January 12, 2016, Agenda:** Newly named Chairman Blake entertained a motion to approve the January 12, 2016, Planning Board Agenda as presented.

**Planning Board Action:** The Planning Board voted unanimously to approve the January 12, 2016, Planning Board Agenda.

**Motion:** Lee Marshall  
**Seconded:** Wayne Oakes  
**Vote:** Unanimous, 6-0

6. **Approval of the previous Planning Board Meeting minutes:** Chairman Blake entertained a motion to approve the December 8, 2015, Planning Board Meeting minutes as presented.

**Planning Board Action:** The Planning Board voted unanimously to approve the meeting minutes from December 8, 2015.

**Motion:** Tristan Scott  
**Seconded:** Danny Honeycutt  
**Vote:** Unanimous, 6-0

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

- Continuation of a Text Amendment Request for a "Craft Market" to be added to the Permitted Uses Table of the Unified Development Ordinance (UDO, Chapter 3, Section 3.3). The Applicant was Tasha McKoy of 272 W. Church Street, Angier. She had proposed to implement a Craft Market on her property located on the corner of McIver and S. Raleigh Street.

Sean Johnson presented the background information for the text amendment request made by the applicant. He said the privately operated, open-air

markets/produce stands similar to what Ms. McKoy was proposing were not currently allowed within the General Commercial (GC) or Central Business (CB) districts and that current ordinances were not applicable to what Ms. McKoy was proposing to do. During the December Planning Board meeting, the decision of Ms. McKoy's request had been tabled until the applicant had an opportunity to consult with NCDOT officials.

Mr. Johnson said he had been contacted by NCDOT official, Troy Baker, who had made recommendations to the applicant. Some of Mr. Baker's recommendations included having the driveway for the Craft Market as far from the intersection of McIver Street and NC 55 highway as possible and obtaining a driveway permit.

The staff recommended these additions to the text amendment: (a) All structures being constructed must meet Building Code; (b) Adequate restroom facilities are provided and not located within 50 feet of a street right-of-way; (c) All items, temporary shelters, tents, etc., be removed after the hours of operation; (d) In addition to any conditions placed by the Board of Adjustment, the use must comply with all UDO requirements like but not limited to setbacks, parking, signage, outdoor lighting, etc. and (e) the location of the sales use and its required amount of parking spaces do not interfere with any existing business occupying the same parcel.

He reminded the Planning Board members they were to only vote on the recommendation of the text amendment and that if passed, the request would then go before the Town Board and discussed during a Public Hearing in February.

New Planning Board members said they were unsure as to what the term Craft Market meant. Chairman Blake and Mr. Taylor recommended having a specific definition of the Craft Market referenced in the UDO Section 4 and added to the definition section of the UDO (Appendix A-Section A.4). He also asked what type products Ms. McKoy would have available for purchase at the Craft Market. Addressing the Board, the applicant said the Craft Market would sell homemade crafts, jellies, jams and seasonal produce.

**Planning Board Action:** The Planning Board voted to recommend approval to the Angier Board of Commissioners' of Ms. McKoy's request provided that the term and its specific meaning be included in the UDO Chapter 4, and in Appendix A where all the definitions are listed.

**Motion:** Vice-Chair Taylor  
**Seconded:** Wayne Oakes  
**Vote:** 5-1 with Tristan Scott casting a dissenting vote.

- Rezoning Request by applicant, Curtis Perry of 53-A Brookmere Drive, who desired to rezone one acre of a 10.8-acre parcel. His property is located at 213 Fabrications Lane and faces Ennis Road. Mr. Perry had requested the one-acre parcel be rezoned from Commerce Park (CP) to RA-30. The applicant said that he would like to build his personal residence on the one acre requested to be rezoned.

**Planning Board Action:** The Planning Board voted to recommend approving Mr. Perry's request to rezone one acre of his property from CP to RA-30.

**Motion:** Lee Marshall  
**Seconded:** Tristan Scott  
**Vote:** 6-0, Unanimous.

Mr. Price told the Planning Board that both recommendations will now go before the Board of Commissioners during a Public Hearing during their February 2, 2016, meeting.

7. **Other Business:** No other business items were discussed.

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

**Planning Board Action:** The Planning Board voted to adjourn the January 12, 2016, meeting.

**Motion:** Vice-Chair Taylor  
**Seconded:** Wayne Oakes  
**Vote:** Unanimous, 6-0

With there being no further business to discuss, the Planning Board meeting was adjourned at 7:49 p.m. The Planning Board and the Board of Commissioners reconvened immediately following for a special-called, joint Land Use and Economic Development session. The minutes for the subsequent meetings are filed and posted separately.



ATTEST:

  
Everett Blake, III, Chairman

  
Kim Lambert, Town Clerk