

**TOWN OF ANGIER  
PLANNING BOARD  
Tuesday, November 14, 2017, 7:00 P.M.  
Angier Municipal Building  
28 North Raleigh Street  
Minutes**

The Angier Planning Board met in regular session Tuesday, November 14, 2017, inside the Municipal Building Board Room, 28 N. Raleigh Street. Vice-Chairman Tom Taylor presided, calling the meeting to order at 7:00 p.m.

**Members Present:** Vice-Chairman Tom Taylor  
Lee Marshall  
Danny Honeycutt  
Wayne Oakes  
Junior Price

**Members Absent:** Everett Blake, III  
Paul Strohmeyer

**Staff Present:** Town Manager, Coley Price  
Planning and Permitting Technician, Sean Johnson  
Town Clerk Veronica Hardaway

**Others Present:** Mayor Lew Weatherspoon  
Commissioner Bob Smith  
Commissioner Jerry Hockaday  
Commissioner Alvis McKoy

2. **Pledge of Allegiance:** Tom Taylor led the pledge of allegiance.
3. **Invocation:** Wayne Oakes offered the invocation.
4. **Approval of the August 8, 2017, Planning Board Minutes:** With there being no changes, the August 8, 2017 Planning Board Minutes were approved as presented.

**Motion:** Danny Honeycutt  
**Second:** Lee Marshall  
**Vote:** Unanimous, 5-0

5. **Consideration of the Agenda:** The Planning Board approved the agenda as presented.

**Motion:** Lee Marshall

**Second:** Junior Price  
**Vote:** Unanimous, 5-0

## **6. Items for Discussion and Recommendation:**

### **6a. Rezoning Request – Application submitted by Mitchell Morgan to rezone the 45.95 acre parcel at 523 South Wilma Street from R-10 to R-6 (PIN#: 0683-06-0225.000).**

Sean Johnson presented the staff report for the rezoning request to rezone a 45.95 acre parcel from R-10 to R-6 that was made by applicant Mitchell Morgan, Trustee of the Kathryn Campbell Morgan Revocable Trust, owner of 523 South Wilma Street. The property currently contains one single family home and is largely vacant farmland. The property is partially wooded, contains a small pond and a creek at the Southwestern corner. The applicant has requested the R-6 zoning district to be able to have a minimum lot size of 6,000 sq. ft. Currently, the property is zoned R-10 which allows a minimum lot size of 10,000 sq. ft.

Mr. Johnson stated the surrounding land uses include agricultural, low and medium density residential, and the Town's Public Works facility. The site is serviced by Town water and sewer. The proposed rezoning is in compliance with the Land Use Plan adopted in September 2017. The impact to the adjacent property owners and the surrounding community is reasonable, and the benefits of the rezoning outweigh any potential inconvenience or harm to the community. The additional impact caused by potentially adding a few more dwelling units to the surrounding properties will be minimal. The requested zoning district is compatible with the existing Land Use Classification. The Land Use Plan adopted in September designates the property as Medium Density Residential which calls for 3-6 units per acre. The requested zoning would allow for lots as small as 6,000 sq. ft., which fits the density suggested by the plan. The proposal does enhance or maintain the public health, safety and general welfare. The increase in density from R-10 to R-6 is minimal. The request is for a small scale rezoning and should be evaluated for reasonableness. The rezoning will not change the allowed use of the property, just the density allowed.

Wayne Mauldin, Mauldin Watkins Surveying, stated the plans for this site are for a retirement type community. The request to make smaller lots is for less upkeep of properties. He stated there will be a clubhouse near the pond area and the project will be handicap accessible. He does not see any issues with the water or sewer capacity.

Sean Johnson reminded the Board that they are to approve the rezoning only for the density and uses allowed by the zoning district and not the proposed development.

**Planning Board Action:** The Planning Board voted to recommend approval to rezone the 45.95 acre parcel at 523 South Wilma Street from R-10 to R-6 (PIN#: 0683-06-0225.000).

**Motion:** Lee Marshall  
**Seconded:** Junior Price  
**Vote:** Unanimous, 5-0

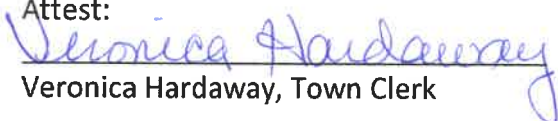
**7. Other Business**

Town Manager Coley Price informed the Board that the Christmas Party is at Ed's Restaurant on December 4, 2017 at 6:30pm.

**8. Adjournment:** The Planning Board voted unanimously to adjourn the meeting at 7:13pm.

**Motion:** Danny Honeycutt  
**Seconded:** Junior Price  
**Vote:** Unanimous, 5-0

  
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Everett Blake, Chairman

Attest:  
  
Veronica Hardaway, Town Clerk

