

**TOWN OF ANGIER  
PLANNING BOARD  
Monday, March 12, 2018, 7:00 P.M.  
Angier Municipal Building  
28 North Raleigh Street  
Minutes**

The Angier Planning Board met in regular session Monday, March 12, 2017, inside the Municipal Building Board Room, 28 N. Raleigh Street. Chairman Everett Blake, III presided, calling the meeting to order at 7:04 p.m.

Prior to the meeting Planning Board members, Everett Blake, Junior Price, Jonathan Bridges and Chris Hughes, were given their Oath of Office.

**Members Present:** Chairman Everett Blake, III  
Lee Marshall  
Junior Price  
Jonathan Bridges  
Chris Hughes

**Members Absent:** Paul Strohmeier  
Andrew Rubley (resigned)

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

**Others Present:** Mayor Pro-Tem/Commissioner Craig Honeycutt  
Commissioner Bob Smith  
Commissioner Loru Boyer Hawley  
Commissioner Mike Hill

2. **Pledge of Allegiance:** Everett Blake, III led the pledge of allegiance.
3. **Invocation:** Everett Blake, III offered the invocation.
4. **Consideration of the Agenda:** The Planning Board amended the Agenda as written; omitting Item #6, Swearing in of Board members, as Planning Board members were given their Oath of Office prior to the meeting; and moving Item #5, Consideration of the Agenda, to Item #4.

**Motion:** Everett Blake  
**Second:** Junior Price

**Vote:** Unanimous, 5-0

- 5. Approval of the December 12, 2017 Planning Board Minutes:** With there being no changes, the December 12, 2017 Planning Board Minutes were approved as presented.

**Motion:** Lee Marshall

**Second:** Junior Price

**Vote:** Unanimous, 5-0

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

**6a. Rezoning Request – Application submitted by IHG Investment Group, LLC to rezone a 1.59 acre parcel on Bitter Melon Drive from GC (General Commercial) to R-6 (Wake County PIN: 0675418720).**

Sean Johnson presented the staff report for the rezoning request to rezone a 1.59 acre parcel from GC (General Commercial) to R-6 that was made by applicant IHG Investment Group, LLC. Currently the property is partially zoned R-6 and partially zoned General Commercial. The applicant is requesting the portion that is zoned General Commercial be changed to R-6 to match the surrounding property. The property in question is 9704 Bitter Melon Drive on the corner of Highway 55 and Bitter Melon as you enter the Johnson's Landing development. The Proposed site backs up and includes a portion of Johnson's Landing pond. The zoning district compatibility for the current General Commercial zoned area allows for uses such as professional offices, retail uses, eating establishments, and Governmental uses. The requested R-6 zoned area allows for Parks and Recreation facilities, detached single family or duplexes, and Governmental uses. Also allowed by Special Use is Townhomes/Condos and multi-family.

Mr. Johnson stated the property is currently vacant and very wet on the northwest edge. Surrounding uses include medium and high density residential, retail and service uses, and a privately owned aviation site. The property has access to public water and sewer. The proposed rezoning is not in compliance with the adopted 2017 Land Use Plan. The state requires submission of a statement of consistency as part of the Planning Board recommendation to the governing body for their decision later at the Public Hearing. If the Board decides to amend the zoning map in a different way than suggested by the adopted Plan, they must adopt a statement giving reasons why and they will effectively amend the Town's Land Use Plan if passed by the governing body.

Mr. Johnson stated 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 requested rezoning would allow for use of the property that is compatible with adjoining uses. The

requested rezoning district is not compatible with the existing Land Use Classification. The Land Use Plan calls for Commercial use of the property, which is contrary to the uses allowed by the requested zoning district. The proposal does enhance or maintain the public health, safety and general welfare. The rezoning would allow for uses compatible with surrounding areas. The rezoning would match the zoning of adjacent parcels.

Mr. Johnson stated the requested rezoning to R-6 is not compatible with the Land Use Plan. However, the uses permitted by the requested district would be compatible with existing uses, would not have an unreasonable impact on the surrounding community, and will not harm the public health, safety, and general welfare for the reasons stated in the evaluation. It is recommended that the rezoning request be approved. If the wet area on the property is not designated wetlands by the U.S. Army Corp. of Engineers, the portion could be filled in.

Bennet Johnson, 50 River Stancil Lillington, stated that this particular property for the owners has not served the investment purposes they initially wanted 10 years ago. The LLC felt like this would be General Commercial and would go very fast, however commercial property has not wanted to invest in that area mainly because of it being so wet. If a large commercial building such as Uncommon Care were to come in they would have a lot of filling in to do. However, if you take advantage of the wetland scenario and zone this R-6 you can create lots that will actually use the wetlands to the advantage of the community. Its proximity is close to the family pool area as well as residential, they wouldn't have to worry about what kind of commercial business would go there.

**Planning Board Action:** The Planning Board voted to recommend approval to rezone the 1.59 acre parcel submitted by IHG Investment Group, LLC at 9704 Bitter Melon Drive from GC (General Commercial) to R-6 although contrary to the current adopted Land Use Plan it is complementary to the surrounding area.

**Motion:** Junior Price  
**Seconded:** Jonathan Bridges  
**Vote:** Unanimous, 5-0

## **7. Other Business**

**Planning Board Action:** The Planning Board voted to postpone the election of a Chair and Vice Chair until the next meeting.

**Motion:** Lee Marshall  
**Seconded:** Chris Hughes  
**Vote:** Unanimous, 5-0

Junior Price asked about training and workshops for the Planning Board. He suggested if there is nothing on the agenda to use that time for training.

**8. Adjournment:** The Planning Board voted unanimously to adjourn the meeting at 7:30pm.

**Motion:** Everett Blake  
**Seconded:** Jonathan Bridges  
**Vote:** Unanimous, 5-0

  
\_\_\_\_\_  
Everett Blake III, Chairman

Attest:

  
Veronica Hardaway, Town Clerk

