

**TOWN OF ANGIER  
PLANNING BOARD  
Tuesday February 12, 2019 7:00 P.M.  
Angier Board Room  
28 N. Raleigh Street  
Minutes**

The Angier Planning Board met in regular session Tuesday February 12, 2019 inside the Angier Board Room at 28 N. Raleigh Street. Chairman Everett Blake and Vice Chairman Junior Price were absent, so Chris Hughes called the meeting to order at 7:05 p.m.

**Members Present:** Christina Kazakavage  
Lee Marshall  
Chris Hughes  
Chris Wagner

**Members Absent:** Chairman Everett Blake, III  
Junior Price  
Jonathan Bridges

**Staff Present:** Planning Director, Sean Johnson

**Others Present:** Mayor, Lew Weatherspoon  
Commissioner, Loru Hawley  
Commissioner, Craig Honeycutt  
Commissioner, Bob Smith  
Commissioner, Mike Hill

2. **Pledge of Allegiance:** Chris Hughes led the pledge of allegiance.
3. **Invocation:** Lee Marshall offered the invocation.
4. **Approval of the December 11, 2018 Planning Board Minutes:** With there being no changes, the December 11, 2018 Planning Board Minutes were approved as presented.

**Motion:** Christina Kazakavage  
**Second:** Chris Wagner  
**Vote:** Unanimous, 4-0

5. **Consideration of the Agenda:** Planning Director Sean Johnson recommended that the Board move the Sweepstakes Ordinance Amendment to the first item of the New Business discussion. The Planning Board approved the Agenda as written with this change.

**Motion:** Lee Marshall  
**Second:** Christina Kazakavage

**Vote:** Unanimous, 4-0

## 6. New Business: Ordinance Text Amendments

### Sweepstakes/Internet Gaming – UDO Section 4.8.4

Planning Director Sean Johnson introduced the proposed amendment to Section 4.8.4 of the Unified Development Ordinance as discussed with the Board of Commissioners at their January 22, 2019 Workshop. He then explained that due to the recent robbery of a currently operating sweepstakes facility in Town, Town administration had requested that Staff draft a more restrictive version of this amendment.

Mr. Johnson introduced the revised amendment drafted with assistance from the Town Attorney. This amendment adds a definition for “Game Centers” to the Ordinance as an all-encompassing term to include sweepstakes. The amendment would also add a distance requirement of 1,000 feet between a proposed game center and sensitive uses (Schools, churches, daycares).

The Planning Board voted to **recommend approval** of the new, more restrictive proposed amendment with the following changes:

The Board requested that Staff discuss with the attorney the possibility of extending the 1,000 foot separation requirement from sensitive uses.

**Motion:** Chris Hughes  
**Second:** Christina Kazakavage  
**Vote:** Unanimous, 4-0

### Automotive Services and Auto Sales Uses – UDO Section 3.3

Planning Director Sean Johnson introduced the proposed amendment to Section 3.3 of the Unified Development Ordinance as discussed with the Board of Commissioners at their January 22, 2019 Workshop. This amendment would remove the Special Use Permit requirement for new automobile service uses as well as vehicle and manufactured homes sales uses.

The Planning Board voted to **recommend approval** of the proposed amendment with no changes:

**Motion:** Chris Wagner  
**Second:** Christina Kazakavage  
**Vote:** Unanimous, 4-0

### Multifamily Residential Uses and Special Requirements – UDO Sections 3.3 & 4.2.10

Planning Director Sean Johnson introduced the proposed amendment to Sections 3.3 and 4.2.10 of the Unified Development Ordinance as discussed with the Board of Commissioners at their January 22, 2019 Workshop. This amendment would remove the Special Use Permit requirement for multifamily residential uses across each of the residential zoning districts and the Central Business district as long as the total units proposed are 19 or less. The amendment also proposes changes to the table in Section 4.2.10 including increasing the maximum density to 12 units per acre, reducing street frontage requirements and building separation requirements, and increasing the maximum units per structure to 18.

The Planning Board voted to **recommend approval** of the proposed amendment with no changes:

**Motion:** Lee Marshall  
**Second:** Christina Kazakavage  
**Vote:** Unanimous, 4-0

#### Bar/Nightclub Uses and Special Requirements – UDO Section 3.3 & 4.8.5

Planning Director Sean Johnson introduced the proposed amendment to Sections 3.3 and 4.8.5 of the Unified Development Ordinance as discussed with the Board of Commissioners at their January 22, 2019 Workshop. This amendment would remove the Special Use Permit requirement for bars in the General Commercial district and add a Special Use Permit option to the Central Business district. The amendment also includes changes to the separation requirements between bars and sensitive uses. Based on the discussion by the Commissioners at their January Workshop, the proposed 1,000 foot separation between bars is too large and should be reduced.

The Planning Board voted to **recommend approval** of the proposed amendment with the following changes:

The Board requested that Staff remove the proposed Special Use Permit requirement in the Central Business district and make it a Permitted use. They also requested that the separation requirements be adjusted to require 500 feet between a bar and sensitive uses such as schools, churches and daycares and no separation requirement between each bar.

**Motion:** Christina Kazakavage  
**Second:** Lee Marshall  
**Vote:** Unanimous, 4-0

#### Bottle Shops, Brewery/Winery/Distillery Uses – UDO Section 3.3 & 4.8.5

Planning Director Sean Johnson introduced the proposed amendment to Section 3.3 and 4.8.5 of the Unified Development Ordinance as discussed with the Board of Commissioners at their January 22, 2019 Workshop. This amendment would add two new definitions to the Ordinance and Permitted Use Table: Bottle Shop &

Brewery/Winery/Distillery. As proposed, these uses would be Permitted in the General Commercial district and Special Use in the Central Business district.

The Planning Board voted to **recommend approval** of the proposed amendment with the following changes:

The Board requested that Staff remove the Special Use Permit requirement in the Central Business District and make these uses Permitted. They then requested that Section 4.8.5(b) be removed entirely, which would remove the sound level restrictions on live music specific to bars and alcohol related uses. They also requested that "sampling areas" as described in the proposed definitions of these uses be replaced with "consumption areas" as was the recommendation by the Town attorney.

**Motion:** Chris Wagner  
**Second:** Christina Kazakavage  
**Vote:** Unanimous, 4-0

#### Dumpster Screening Requirements – UDO Section 7.3.4

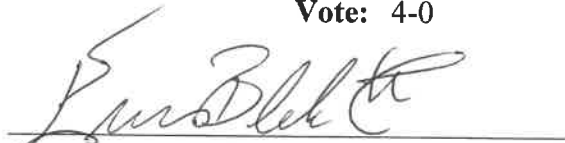
Planning Director Sean Johnson introduced the proposed amendment to Section 7.3.4 of the Unified Development Ordinance as discussed with the Board of Commissioners at their January 22, 2019 Workshop. This amendment would remove the six month amortization clause of Section 7.3.4(a) which requires all outdoor storage, waste containers and mechanical equipment existing at the time the Ordinance was adopted to comply with the screening requirements of this section.

The Planning Board voted to **recommend approval** of the proposed amendment with no changes:

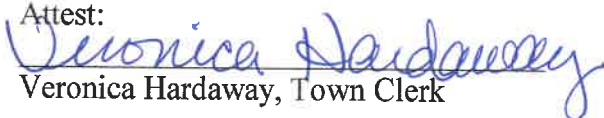
**Motion:** Chris Hughes  
**Second:** Christina Kazakavage  
**Vote:** Unanimous, 4-0

7. **Adjournment:** The Planning Board voted unanimously to adjourn the meeting at 8:10 pm.

**Motion:** Christina Kazakavage  
**Second:** Chris Wagner  
**Vote:** 4-0

  
Everett Blake III, Chairman

Attest:

  
Veronica Hardaway, Town Clerk