

**TOWN OF ANGIER  
PLANNING BOARD  
Monday, March 18, 2019 7:00 P.M.  
Angier Board Room  
28 N. Raleigh Street  
Minutes**

The Angier Planning Board met in regular session Monday March 18, 2019 inside the Angier Board Room at 28 N. Raleigh Street. Chairman Everett Blake called the meeting to order at 7:05 p.m.

**Members Present:** Chairman Everett Blake, III  
Junior Price  
Christina Kazakavage  
Chris Hughes  
Chris Wagner

**Members Absent:** Lee Marshall

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

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

**2. Pledge of Allegiance:** Junior Price led the pledge of allegiance.

**3. Invocation:** Everett Blake offered the invocation.

**4. Approval of the February 12, 2019 Planning Board Minutes:** With there being no changes, the February 12, 2019 Planning Board Minutes were approved as presented.

**Motion:** Christina Kazakavage  
**Second:** Chris Wagner  
**Vote:** Unanimous, 5-0

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

**Motion:** Junior Price  
**Second:** Christina Kazakavage  
**Vote:** Unanimous, 5-0

## **6. New Business:**

### **A. Rezoning Request**

Sean Johnson presented the Staff Report for the proposed rezoning request submitted by Prime 1 Builders for the property located at 8316 S. N.C. 55 HWY and identified by Wake County PIN: 0675510135. Mr. Johnson explained that the 0.9 acre parcel is currently vacant other than a small utility structure used by Hotwire to serve the Johnson's Landing subdivision. The current zoning of the property is General Commercial and the requested zoning is R-6.

Mr. Johnson stated that the surrounding land uses include medium and high density residential, office, retail and professional services. The property can be served by Town of Angier water and sewer services. He also stated that the 2017 Comprehensive Land Use Plan calls for commercial uses in this area, including on the property in question.

During the Staff evaluation of the rezoning request, Mr. Johnson concluded the following:

- 1) The impact to adjacent property owners and the surrounding community is reasonable, because the requested zoning district allows for uses compatible with surrounding uses.
- 2) The requested zoning district is not compatible with the existing Land Use Plan which calls for commercial use of the property.
- 3) The proposal does enhance or maintain the public health, safety and general welfare, because the proposal would allow for uses compatible with surrounding uses.
- 4) The request is not for a small scale rezoning, because the requested zoning district would allow for uses compatible with adjacent uses.

Staff recommended approval of the rezoning request.

Planning Board Chairman, Everett Blake then gave the applicant in attendance the opportunity to address the Board.

Mr. Joe Hoying, representing Prime 1 Builders, stated the property is currently zoned Commercial and is requesting to rezone to R-6 due to no success in selling the property as marketed.

Mr. Jake Andrews, representing Mohler Homes, explained to the Board that plans have been made for this property to build a nine-unit town home building. The driveway will be as far away from Highway 55 as possible, with one access and parking in the rear.

The Planning Board then considered the Standards of Review in the case of the requested rezoning. The Standards of Review were read and agreed upon as follows:

1. The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories.

2. There is convincing demonstration that all uses permitted under the proposed district classification would be in the general public interest and not merely in the interest of an individual or small group.
3. There is convincing demonstration that the character of the neighborhood will not be materially and adversely affected by any use permitted in the proposed change.
4. The proposed change is in accord with the land use plan and sound planning principles.

The Planning Board voted to recommend approval of the requested rezoning to R-6.

**Motion:** Chris Wagner  
**Second:** Chris Hughes  
**Vote:** Unanimous, 5-0

#### **B. 2017 Comprehensive Land Use Plan Amendment**

Sean Johnson addressed the Board and explained that Staff has begun drafting an amendment to the 2017 Comprehensive Land Use Plan, which was adopted in November of 2017. Mr. Johnson explained that there have been changes to major transportation projects since the adoption of the Plan, and that the Plan should be amended to include these changes as well as changes to the land use classifications adjacent to the Highway 55 Bypass corridor.

Mr. Johnson went on to explain that the Town of Angier and Harnett County have asked that the US 401 Bypass project and Shallow Western Bypass project shown on the Land Use Plan Map be removed from the 2045 Capital Area Metropolitan Planning Organization (CAMPO) Metropolitan Transportation Plan (MTP). This request signifies that the Town and County no longer wish to pursue funding for these projects in the future due to the recently chosen western alternative for the Highway 55 Upgrade, among other considerations. The amendment to the Land Use Plan will remove these projects.

In addition to the removal of projects, the Land Use Plan amendment will add the Highway 55 Bypass project (R-5705). Mr. Johnson stated that the NCDOT selected the western alternative corridor for the project in the summer of 2018, and that the new 4-lane roadway will have a significant impact on future development in the Town's jurisdiction. The amendment will take into consideration this project's impact to future land use, as well as address the management of driveway access points to the new roadway once completed.

The Planning Board had much discussion with staff regarding amendments to land use classifications adjacent to the Bypass corridor. It was the consensus of the Board to focus on more commercial mixed use classifications North/West of the intersection of the Bypass and NC 210 and to focus on more high-density residential uses South/East of NC 210.

Mr. Johnson stated that the Board would receive an update draft to the Land Use Plan amendment at the April Planning Board meeting. Upon their recommendation, the amendments would go to a Public Hearing during the next regular Town Board meeting.

### **C. Ordinance Text Amendment – Dumpster Screening**

Mr. Johnson presented the latest draft of the Ordinance amendment to Section 7.3.4, which addresses screening requirements for outdoor storage, waste containers and mechanical equipment. He stated that the Town Board had tabled the amendment at their March 5<sup>th</sup> meeting for more discussion by the Planning Board due to the amendment removing subsection A.

Mr. Johnson explained that keeping subsection A. and enforcing the requirements of the section would revoke the 'grandfathered' status of existing waste containers. This would likely cause backlash from the community and be difficult to enforce due to limited Staff.

The Planning Board has much discussion with Staff, the Mayor and Commissioners in attendance regarding enforcement of the section in question. It was the consensus of the Planning Board to proceed with keeping subsection A. and the 6 month time frame for compliance intact.

The Board also expressed interest in separating the requirements of Section 7.3.4 into requirements for existing nonresidential and multi-family waste containers and requirements for new or expanding nonresidential and multi-family uses. The existing containers should be screened by an opaque wall or fence and include a gate to secure the enclosure from unauthorized entry. In addition to these requirements, waste containers proposed in new or expanding nonresidential or multi-family developments should have enclosures that match the building materials of the principal structure, and should not be located in the front yard.

Mr. Johnson stated that he would prepare a revised draft of this Ordinance amendment based on this discussion for approval by the Planning Board at their April meeting.

Everett Blake requested committee members to seek anyone who may be interested in serving as an in-town or ETJ member. Members should always recruit new candidates to serve. Mr. Blake informed those in attendance that there have been concerns regarding the Board of Education's possible redistricting proposal. No official plan has been made, other plans are being reviewed. He stated that although the Town does not have authority regarding the Board of Education, he believes the Town should influence those on what's best for the citizens of Angier.

7. **Adjournment:** The Planning Board voted unanimously to adjourn the meeting at 9:05 pm.

**Motion:** Christina Kazakavage

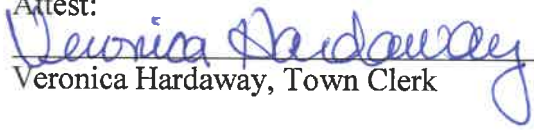
**Second:** Chris Hughes

**Vote:** 5-0

Handwritten signature of Everett Blake III in black ink.

Everett Blake III, Chairman

Attest:

Handwritten signature of Veronica Hardaway in blue ink.

Veronica Hardaway, Town Clerk