

**TOWN OF ANGIER  
PLANNING BOARD  
Tuesday, May 14, 2019 7:00 P.M.  
Angier Board Room  
28 N. Raleigh Street  
Minutes**

The Angier Planning Board met in regular session Tuesday May 14, 2019 inside the Angier Board Room at 28 N. Raleigh Street. Vice Chairman Junior Price called the meeting to order at 7:00 p.m.

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

**Members Absent:** None

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

**Others Present:** Commissioner, Craig Honeycutt

2. **Pledge of Allegiance:** Junior Price led the pledge of allegiance.
3. **Invocation:** Christina Kazakavage offered the invocation.
4. **Approval of the April 9, 2019 Planning Board Minutes:** With there being no changes, the April 9, 2019 Planning Board Minutes were approved as presented.

**Motion:** Christina Kazakavage  
**Second:** Chris Wagner  
**Vote:** Unanimous, 6-0 (Everett Blake was not present yet)

5. **Consideration of the Agenda:** The Planning Board approved the Agenda with one amendment: Item 6 – B was added to discuss the waste container screening amendment discussed at previous Planning Board meetings.

**Motion:** Christina Kazakavage  
**Second:** Chris Hughes  
**Vote:** Unanimous, 7-0

## **6. New Business:**

### **A. Rezoning Request – KBNK Holdings, LLC**

Chairman Everett Blake recused himself from voting on the proposed rezoning request due to a conflict of interest in the property in question.

Sean Johnson presented the staff report for the rezoning request to the Board. He mentioned that the request included 4 parcels of land located along Gardner Road and totaling approximately 36.8 acres. The current zoning of the properties is RA-30 and the requested zoning is R-10.

Mr. Johnson stated that the rezoning would allow for the same uses allowed in the RA-30 district with the exception of multifamily uses. He made it clear that if rezoned R-10, both single family and multifamily development could be built on the properties in question. Any multifamily development would require Board of Adjustment approval if 20 or more units were proposed.

Mr. Johnson stated that the 2017 Future Land Use Map calls for low density residential development on the properties in question. The R-10 district is more closely compared to medium density residential.

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 low density uses on the properties.
- 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.

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-10.

**Motion:** Chris Hughes  
**Second:** Lee Marshall  
**Vote:** Unanimous, 6-0

#### **B. Ordinance Text Amendment Discussion – Dumpster Screening**

Chris Hughes began discussion regarding the proposed changes to the Ordinance amendment to Section 7.3.4 previously considered by the Planning Board. He mentioned that he would like to see changes to the language of the amendment that would allow leniency to existing businesses if their waste containers could not be screened due to special circumstances such as limited space on the property.

Christina Kazakavage discussed her concern regarding the safety surrounding unscreened dumpsters. She also added that the definition of “multifamily” should be clearly defined in the Ordinance.

#### **C. Public Input Session – Amendment to the 2017 Comprehensive Land Use Plan**

Sean Johnson addressed the Board and explained that Staff has advertised for an informal public input session in order for the Planning Board to receive public comments regarding the proposed changes to the 2017 Comprehensive Land Use Plan.

Chairman Everett Blake called for a short recess in order for the Board members to gather with those present at the tables where the proposed Land Use Map was displayed. Board members, staff and the public had much discussion regarding the proposed Highway 55 bypass and the surrounding land uses suggested by the map.

Mr. Blake called the Board back to order and began summarizing the topics discussed during the informal input session.

The Planning Board had much discussion with staff regarding amendments to land use classifications adjacent to the Bypass corridor. The Board asked that staff make a few minor adjustments to the classifications along the Bypass corridor between NC 210 and NC 55 South of Town.

It was the consensus of the Board to make these changes and reconsider the amendment at their June Planning Board meeting prior to holding a Public Hearing before the Board of Commissioners.

7. **Adjournment:** The Planning Board voted unanimously to adjourn the meeting at 8:41 pm.

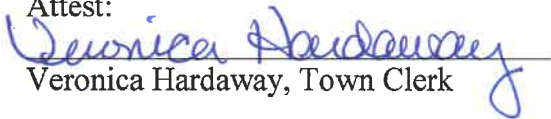
**Motion:** Christina Kazakavage

**Second:** Chris Hughes

**Vote:** 7-0

  
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Everett Blake III, Chairman

Attest:

  
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Veronica Hardaway, Town Clerk