

**TOWN OF ANGIER  
PLANNING BOARD  
Tuesday, September 10, 2019 7:00 P.M.  
Angier Board Room  
28 N. Raleigh Street  
Minutes**

The Angier Planning Board met in regular session Tuesday September 10, 2019 inside the Angier Board Room at 28 N. Raleigh Street. Chris Wagner called the meeting to order at 7:03 p.m.

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

**Members Absent:** Everett Blake, III  
Junior Price

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

**Others Present:** Commissioner, Craig Honeycutt  
Commissioner, Bob Smith

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

**Motion:** Christina Kazakavage  
**Second:** Ted Lumbrazo  
**Vote:** Unanimous, 5-0

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

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

6. **New Business:**

- A. Rezoning Request – 8409 S. N.C. 55 HWY**

Sean Johnson presented the staff report for a rezoning request submitted by Kenneth Lawrence for the purpose of rezoning the parcel at 8409 S. NC 55 HWY from RA-30 to General Commercial.

Uses surrounding the property in question include various density residential uses, retail uses, service uses and educational uses. There are several parcels directly North of the property in question and along NC 55 which are currently zoned General Commercial.

The 2017 Land Use Plan calls for commercial mixed use of the property in question. Uses allowed by the requested General Commercial district are encouraged by the commercial mixed use classification.

The property in question is currently accessed by an abandoned portion of the former Kennebec Road right-of-way. The property is in close proximity to Town of Angier water and sewer services.

Mr. Johnson then presented the staff evaluation of the rezoning request:

1. Staff stated that 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.
2. The requested zoning district is compatible with the existing land use classification.
3. The proposal does enhance or maintain the public health, safety and general welfare.
4. The request is not for a small scale rezoning and should not be evaluated for reasonableness

For these reasons, staff recommended approval of the rezoning.

Ted Lumbrazo then asked if the applicant would like to explain what the property may be used for in the future. The applicant, Mr. Lawrence, then approached the Board. He stated that he planned to build a 30 ft. x 60 ft. office building on the property. There was then discussion about the proposed NC 55 upgrade in terms of how it would affect the property. Sean Johnson explained that NCDOT will be acquiring a significant portion of the property in question for right-of-way as part of the NC 55 upgrade project, and that access to the property would likely have to come from its existing access point on the former Kennebec Road right-of-way.

After discussions concluded, the Board moved forward with the Planning Board standards of review and voted accordingly:

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 the 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 accordance with the comprehensive plan and sound planning practices.

The Planning Board voted to recommend approval of the requested rezoning to General Commercial.

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

#### 7. Old Business:

Ted Lumbrazo brought up a couple items after the business item on the agenda had been completed. Mr. Lumbrazo mentioned that the salvage yard located on N. Raleigh Street in Town was an eye sore and asked if the Town could make the property owner improve the property. There was discussion between the Planning Board and Staff present. Sean Johnson explained that while the condition of the business would not be allowed under the current Ordinance, the property owner has vested rights under a previous Ordinance when the business opened years ago.

Mr. Lumbrazo then mentioned that the Charter School in Town is experiencing traffic issues and questioned why NCDOT did not require additional improvements to NC 55 to accommodate the school's traffic. Mr. Johnson explained that based on the NC 55 upgrade plans received from NCDOT by the Town, it appears the portion of right-of-way directly in front of the school will no longer be used by through traffic once the NC 55 Bypass is constructed. This is why Staff believes NCDOT did not require additional improvements to NC 55.

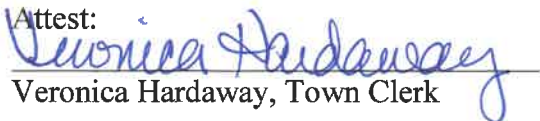
8. **Adjournment:** The Planning Board voted unanimously to adjourn the meeting at 7:50 pm.

**Motion:** Chris Hughes  
**Second:** Christina Kazakavage  
**Vote:** 5-0



Everett Blake III, Chairman

Attest:



Veronica Hardaway, Town Clerk

