

**TOWN OF ANGIER
PLANNING BOARD
Tuesday, July 9, 2019 7:00 P.M.
Angier Board Room
28 N. Raleigh Street
Minutes**

The Angier Planning Board met in regular session Tuesday July 9, 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: Junior Price
Christina Kazakavage
Chris Hughes
Chris Wagner
Lee Marshall

Members Absent: Everett Blake, III
Ted Lumbrazo

Staff Present: Planning Director, Sean Johnson

Others Present: Commissioner, Craig Honeycutt
Commissioner, Bob Smith
Commissioner, Mike Hill
Commissioner, Loru Hawley

2. **Pledge of Allegiance:** Junior Price led the pledge of allegiance.
3. **Invocation:** Christina Kazakavage offered the invocation.
4. **Approval of the June 11, 2019 Planning Board Minutes:** With there being no changes, the June 11, 2019 Planning Board Minutes were approved as presented.

Motion: Christina Kazakavage
Second: Lee Marshall
Vote: Unanimous, 5-0

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

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

6. New Business:

A. Rezoning Request – 117 N. Park Street

Sean Johnson presented the staff report for a rezoning request submitted by Trevel Construction Corp. for the purpose of rezoning the parcel at 117 N. Park Street from R-10 to R-6. Mr. Johnson stated that the request would not allow for any uses not already allowed by the R-10 district. The request would only offer a reduction in the minimum lot size allowed on the parcel from 10,000 sq. ft. to 6,000 sq. ft.

Uses surrounding the property in question include medium and high density residential, recreational, and light manufacturing. The 2017 Land Use Plan calls for commercial use of the property in question, which does not allow for uses permitted in the requested R-6 district.

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 not compatible with the existing land use classification. However, the R-6 district would allow for uses compatible with surrounding uses.
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.

Junior Price then asked if the applicant or anyone in the audience had any comments regarding this request. Hearing none, the Board moved forward with the Planning Board standards of review:

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 R-6.

Motion: Christina Kazakavage
Second: Lee Marshall
Vote: 4-1

B. Rezoning Request – 764 S. Raleigh Street

Mr. Johnson then presented the staff report for the rezoning request submitted by James Harrelson for the purpose of rezoning the parcel at 764 S. Raleigh Street from General Commercial to Office & Institutional. Mr. Johnson stated that the request would allow for many of the same uses as the current district with a few exceptions: The O&I district allows for churches whereas the GC district does not, and the O&I district does not allow for restaurants whereas the GC district does.

Uses surrounding the property in question include medium and high density residential, and agricultural uses. The 2017 Land Use Plan calls for medium density residential uses on the property in question, which does not coincide with the uses permitted in the requested O&I district.

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 not compatible with the existing land use classification. However, the O&I district would allow for uses compatible with surrounding uses.
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.

Junior Price then asked the applicants present if they wish to speak. Applicant James Harrelson approached the Board with comments.

James Harrelson, Pastor of Cowboy Church, thanked the Board for their consideration of the proposed rezoning. Currently the congregation meets at the Red Barn but would like to lease the building at the Raleigh Street location. Several members travel from out of Town to attend and feels this is a tremendous asset to the community. Mr. Harrelson stated he has also met with adjacent property owners.

Mr. Price then stated that he is recusing himself from the discussion. Lee Marshall asked the Board if there was any further discussion and then entertained a motion to recommend either approval or denial of the rezoning request.

Christina Kazakavage made a motion to recommend approval of the rezoning request. Due to lack of a second, Lee Marshall asked if there was any further discussion.

Chris Wagner made a motion to deny the rezoning request. Chris Hughes seconded that motion.

The Planning Board voted on the motion to recommend denial of the requested rezoning to O&I.

Motion:	Chris Wagner
Second:	Chris Hughes
Vote:	Split 2-2

Because the Planning Board did not confirm Junior Price's recusal from voting by a majority vote of the Board, N.C.G.S. 160A-75 requires that Mr. Price's vote count as an affirmative vote.

The official Planning Board decision is to recommend approval of the requested rezoning to O&I by a 3-2 vote.

C. Staff Recommended Ordinance Amendment

Sean Johnson presented an amendment to Section 6.3 of the Zoning Ordinance. If approved, the amendment would revise the open space requirements for new development and add an additional Park and Recreation Fee.

Mr. Johnson explained that one purpose of this amendment was to add specific language within the open space requirements to encourage developers to provide active recreation sites within their dedicated open space. Also, the dollar amount for payment-in-lieu of open space would be raised to reflect the increase in property values in the area.

The Parks and Recreation fee for new development, which was adopted by the Angier Board of Commissioners in their 2019-2020 fiscal year Rate and Fee Schedule, is also addressed in the proposed amendment. This new fee would require developers to pay \$500 per unit at the time the final subdivision plat is recorded or site plan is approved. Funds collected by the Town through this fee would be reserved for the future purchase of land for parks and recreational facilities.

Staff and the Planning Board had much discussion regarding the proposed amendment. It was the consensus of the Board that the Town needed to take steps to provide for future parks to serve Angier's growing population.

The Planning Board voted to recommend approval of the proposed amendment to Chapter 6 of the Ordinance.

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

7. Old Business: None.

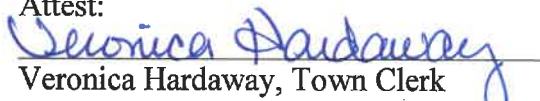
8. Adjournment: The Planning Board voted unanimously to adjourn the meeting at 7:50 pm.

Motion: Chris Wagner
Second: Chris Hughes
Vote: 5-0



Everett Blake III, Chairman

Attest:



Veronica Hardaway, Town Clerk

