

**TOWN OF ANGIER  
PLANNING BOARD  
Tuesday, March 10, 2020 7:00 P.M.  
Angier Board Room  
28 N. Raleigh Street  
Minutes**

The Angier Planning Board met in regular session Tuesday, March 10, 2020 inside the Angier Board Room at 28 N. Raleigh Street. Christina Kazakavage called the meeting to order at 7:03 p.m.

**Members Present:** Ted Lumbrazo (7:20pm)  
Chris Hughes  
Junior Price  
Chris Wagner  
Lee Marshall  
Christina Kazakavage  
Kelly Ennis

**Staff Present:** Planning Director Sean Johnson  
Town Clerk Veronica Hardaway  
Administrative Assistant Donna DiMambro

**Others Present:** Commissioner Mike Hill

2. **Pledge of Allegiance:** Christina Kazakavage led the pledge of allegiance.
3. **Invocation:** Christina Kazakavage offered the invocation.
4. **Approval of the February 11, 2020 Planning Board Minutes:** With there being no changes, the February 11, 2020 Planning Board Minutes were approved as presented.

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

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

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

**6. New Business:**

- A. **Swearing in of New Planning Board Member :** Town Clerk Veronica Hardaway gave the Oath of Office to new Planning Board member Kelly Ennis.

## **B. Rezoning Request – Kennebec Rd/Stratus Street**

Applicant: Ed Loeffler – Curry Engineering

Property PINs: Wake Co - 0684384989, 0684485026, Portion of 0684188054

Current Zoning: (Wake County) R-30

Requested Zoning: (Angier) R-6

Planning Director Sean Johnson stated the property in question is currently located outside of Angier's current jurisdiction, but the applicant has petitioned for voluntary annexation into Angier. The property is 115 acres of farm land and wooded portions, and includes a significant amount of floodplains and protected wetlands. Surrounding Land Uses include low density residential and agricultural uses. Little Black Creek runs along the northern border. Public water is available, however, the developer will be required to extend Town sewer to serve any proposed development.

The sewer installed to serve this site would also serve future development in the region and would facilitate additional annexations into Angier. The requested rezoning to R-6 would allow for single family uses similar to surrounding existing uses. The rezoning request would not have an unreasonable impact on the surrounding community and will not harm the public health, safety, or general welfare.

Ed Loeffler with Curry Engineering stated that the developer is projecting 238 lots, which equates to a little more than 2 units per acre.

### **Standards of Review**

The Planning Board shall consider and make recommendations to the Town Board of Commissioners concerning this proposed conditional zoning district. The following policy guidelines shall be followed by the Planning Board concerning zoning districts and no proposed zoning district will receive favorable recommendation unless:

- A. The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories.
- B. 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.
- C. 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.
- D. The proposed change is in accordance with the comprehensive plan and sound planning practices.

**Board Action:** The Planning Board made a motion to grant the rezoning upon finding that the rezoning is reasonable based on all of the above findings of fact A-E being found in the affirmative and that the rezoning advances the public interest.

**Motion:** Chris Hughes  
**Opposed:** Junior Price  
**Vote:** 6-1; motion carried

**7. Old Business:**

**A. Board of Adjustment Ordinance Amendment Update**

Mr. Johnson stated that the amendment to the Board of Adjustment chapter of the Ordinance was approved at the Board of Commissioners March 3<sup>rd</sup> meeting. The next Board of Adjustment meeting is scheduled for March 24<sup>th</sup>.

The Town Clerk explained the functions and duties of the Board of Adjustment along with explaining how there would not be a conflict of interest having Board of Commissioners serving on the Board of Adjustment.

**B. Junkyard Ordinance Amendment Update**

Mr. Johnson stated that the Board of Commissioners tabled the amendments to the junkyard related sections of the Ordinance until their April 7<sup>th</sup> meeting, as they wanted these junkyard owners contacted and invited to the Public Hearing to provide input.

Christina Kazakavage encouraged Planning Board members to attend the Board of Commissioner meetings.


**8. Other Business:**

Junior Price voiced his concern with comments made insinuating he is to blame for recent Ordinance amendments approved by the Town. He stated that the Planning Board is only a recommendation Board and that the Commissioners make all final decisions on amendments to the Ordinance.

9. **Adjournment:** The Planning Board voted unanimously to adjourn the meeting at 8:05 pm.

**Motion:** Chris Hughes  
**Vote:** 6-0; unanimous

  
Christina Kazakavage, Chairman

Attest:   
Donna DiMambro, Administrative Assistant