

**Town of Angier Planning Board
Tuesday, May 10, 2016, 7 pm
Municipal Building
28 North Raleigh Street
Angier, North Carolina 27501
Minutes**

The Angier Planning Board met in regular session Tuesday, May 10, 2016, inside the Municipal Building Board Room, 28 N. Raleigh Street. Vice-Chairman Thomas Taylor presided in the absence of Chairman Everett Blake, III, who was unable to attend. Vice-Chairman Taylor called the meeting to order at 7 PM.

Members Present: Vice-Chairman Thomas Taylor
Danny Honeycutt
Lee Marshall
Wayne Oakes
Paul Strohmeyer

Members Absent: Chairman Everett Blake, III
Tristan Scott

Staff Present: Town Manager, Coley Price
Public Works Director, Jimmy Cook
Town Engineer, Bill Dreitzler
Planning and Permitting Technician, Sean Johnson
Town Clerk, Kim Lambert

Others Present: Mayor Lewis Weatherspoon
Commissioner Craig Honeycutt
Commissioner Jerry Hockaday

2. **Pledge of Allegiance:** Planning Board member Paul Strohmeyer led the pledge of allegiance.
3. **Invocation:** Planning Board member Wayne Oakes offered the invocation.
4. **Approval of the April 12, 2016, Planning Board Meeting minutes:** With no suggested changes, the Planning Board unanimously approved the minutes from the April 12, 2016, Planning Board Meeting.

Motion: Danny Honeycutt
Seconded: Paul Strohmeyer
Vote: Unanimous, Affirmatives, 5;

5. **Approval of the May 10, 2016, Planning Board Meeting Agenda:** The Planning Board unanimously approved the May 10, 2016, Meeting Agenda as presented.

Motion: Lee Marshall
Seconded: Danny Honeycutt
Vote: Unanimous, Affirmatives, 5;

6. Items for Discussion and Recommendation

► Rezoning Request ~ Southern Acres, LLC, had requested the rezoning of approximately 55.5 acres of property on Atkins Road (Harnett County PINs: 0664-94-1836.000 and 0664-84-0935.000) for the purpose of developing a 103-lot subdivision. It was announced that the developers were also in the process of voluntarily annexing into The Town of Angier.

Planning and Permitting Technician Sean Johnson presented the background information regarding the Request by Southern Acres, LLC, to rezone from Harnett County's RA-30 to The Town of Angier's R-15. He said the site includes vacant agricultural land on the western side and a wooded portion on the eastern side. Neill's Creek was said to run along the eastern boundary of the site.

He said that surrounding land uses included low- and medium-density residential and farmland. The zoning petition to Conditional Zoning R-6 for multi-family use is being requested to facilitate development of property totaling approximately 55.52 acres. The proposed development was to be approximately 1.8 units per acre, less than the 3 to 6 units per acre suggested by the medium-density, residential classification of the current Land Use Plan.

The developer, he said, was in the midst of obtaining the private easements required to install a sewer line to serve the proposed subdivision. The sewer line will connect to The Town of Angier sewer system via a manhole on Chalybeate Springs Road, to be turned over to The Town upon completion. The Town, he said, is working toward installation of a water line to serve the proposed development. If The Town of Angier is unable to transmit water at time of construction, an Agreement with Harnett County is in place allowing the developer to tap onto County water first, then connecting to Angier's water once in place.

The Applicant(s) was/were not in attendance during the May 10, 2016, Planning Board meeting.

The Planning Board evaluated the application, deeming (1) the impact to the adjacent property owners and surrounding community is reasonable, and benefits of rezoning outweigh any potential inconvenience or harm to the community. **They confirmed that the impact to the surrounding properties would be minimal.**

They deemed (2) that the requested rezoning district is compatible with the existing Land Use classification. **They confirmed the rezoning is not consistent because the planned development is actually less dense than**

currently planned for. A future Land Use map calls for medium-density residential, classified as 3 to 6 units per acre.

The Planning Board (3) deemed the proposed site as having the capacity to enhance or maintain the public health, safety and general welfare. **They confirmed the requested zoning district will allow for use of the site compatible with surrounding uses, and providing another housing option for people in and around Angier.**

The Planning Board (4) confirmed the request was not for a small scale rezoning. **They confirmed the request would benefit The Town of Angier as a whole.**

The Staff concluded that the requested rezoning to R-15 is compatible with The Town of Angier's regulatory documents, the rezoning would not have an unreasonable impact on the surrounding community, and will enhance the public health, safety and general welfare for the aforementioned reasons; therefore, **the Staff recommended the rezoning request be approved.**

Planning Board Action: The Planning Board evaluated and approved unanimously the applicant's Standards of Review.

Motion: Paul Strohmeyer
Seconded: Lee Marshall
Vote: 5-to-0, 5 Affirmatives

Planning Board Action: The Planning Board then unanimously voted to recommend *approval* of the rezoning request submitted by Southern Acres, LLC, to potentially change the rezoning from Harnett County's RA-30 classification to The Town of Angier's R-15 classification.

Motion: Wayne Oakes
Seconded: Lee Marshall
Vote: 5-to-0, 5 Affirmatives

Vice-Chairman Taylor said that the rezoning request would then go before the Angier Board of Commissioners during its June 7, 2016, meeting.

7. Discussion of other Business Matters:

There were no further items of business to discuss.

8. Adjournment: Vice-Chairman Taylor entertained a motion to adjourn the meeting.

Planning Board Action: The Planning Board voted to adjourn the May 10, 2016, meeting at 7:13 PM.

Motion: Lee Marshall
Seconded: Paul Strohmeyer
Vote: 5-to-0, 5 Affirmatives



Everett Blake, III, Chairman

ATTEST:



Kim Lambert, Town Clerk

