

**TOWN OF ANGIER
PLANNING BOARD
Tuesday, July 14, 2020 7:00 P.M.
Angier Board Room
28 N. Raleigh Street
Minutes**

The Angier Planning Board met in regular session on Tuesday, July 14, 2020 inside the Angier Board Room at 28 N. Raleigh Street. Chairman Christina Kazakavage called the meeting to order at 7:01 p.m.

Members Present: Chairman Christina Kazakavage
Vice-Chairman Chris Hughes
Chris Wagner
Junior Price
Kelly Ennis
Lee Marshall
Courtney Jusnes

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

Others Present: Commissioner Mike Hill
Commissioner Alan Coats
Commissioner Loru Hawley

2. **Pledge of Allegiance:** Planning Board member Junior Price led the pledge of allegiance.
3. **Invocation:** Chairman Christina Kazakavage offered the invocation.
4. **Approval of the June 9, 2020 Planning Board Minutes:** With there being no changes, the March 12, 2020 Planning Board Minutes were approved as presented.

Motion: Chris Wagner
Vote: Unanimous, 6-0

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

Motion: Christina Kazakavage
Vote: Unanimous, 6-0

Town Clerk Veronica Hardaway administered the oath to new Planning Board member Courtney Jusnes.

Town Clerk Veronica Hardaway presented the Coates' Canons Rule of Laws regarding voting procedures.

6. New Business:

A. Conditional Rezoning- Ruth Dupree Petrea Property

Applicant: ESP & Associates, Inc.

Property: 9725 Kennebec Church Rd

Current Zoning: Wake County R-30

Request Zoning: Town of Angier CZ-R-6

Planning Director Sean Johnson stated William A. Dupree and Ruth Dupree Petrea submitted a Conditional Rezoning application requesting the property located at 9725 Kennebec Church Rd, Willow Spring (Wake County PIN: 0675302448) (Harnett County PIN: 0674390203) be rezoned from Wake County R-30 to Town of Angier CZ-R-6. The property is 23.36 Acres. This property is currently in the voluntary annexation process, and if approved, will be transferred from Wake and Harnett County's planning jurisdiction to the Town of Angier's planning jurisdiction.

The property's surrounding Land Uses include low and medium density residential as well as a church adjacent to the property. Once annexed, any future development on the property will be required to extend Town water and sewer services. The property in question is not shown on the future land use map. The proposed rezoning to CZ-R-6 is compatible with surrounding land 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 for the reasons stated in the evaluation.

Planning Director Sean Johnson stated the Conditional Rezoning to R-6 is a bit different than a standard rezoning, as the applicant has submitted the development layout up front for the Planning Board's review and then for review by the Governing Board. Conditional Rezonings have several benefits, including that it allows the Board to be more comfortable about what is being proposed because you are allowed to see the street layouts, the types of uses, open space provided, etc. The total density purposed is 3.5 units per acre, which includes 51 single family home lots and 38 townhome lots. There are two opposite entrances proposed on Kennebec Church Rd. The development, once annexed, will be serviced by Town of Angier water via the water line currently in place on Kennebec Church Rd and be tied into the Johnson's Landing pump station. The Staff recommendation is for approval of the proposed rezoning.

Chairman Christina Kazakavage inquired about the cul-de-sacs, wanted to know why they could not go all the way to the road with two accesses into the Southern portion of development. Sean Johnson mentioned that it could in theory, but the second entrance is subject to NCDOT driveway requirements. Planning Board Chris Wagner had concerns about the cul-de-sacs as well.

Planning Board member Junior Price asked about an entrance off of Rawls Church Road, He voiced his concerns about the traffic, the water pressure for the new development, and wanted to know if there would be a loss of pressure.

Mr. Joe Cebina spoke on behalf of the owner of Robuck homes, a family owned company. The company builds 100 to 120 homes a year in the triangle area. The proposed development will be preserving the wetlands and will have ample buffers. He mentioned he had spoken with NCDOT regarding the second entrance. They will be looking at that option once they get their rezoning approval.

Planning Director Sean Johnson wanted to let the planning board members know that the townhome lots proposed will require a Special Use Permit. After the annexation and rezoning is complete, the applicant will come back to the Board of Adjustment for Special Use Permit approval of the townhome portion of the development. The Board of Adjustment can then place additional conditions on that portion of the site. Chairman Christina Kazakavage went over the standards and review worksheet.

The Planning Board voted to recommend approval of the requested rezoning from RA-30 to CZ-R-6 as presented.

Motion: Lee Marshall
Vote: Unanimous, 6-0

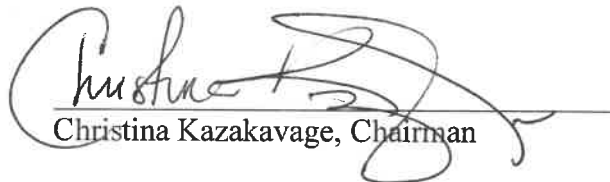
The public hearing is set for August 4th during the Board of Commissioners regularly scheduled meeting.

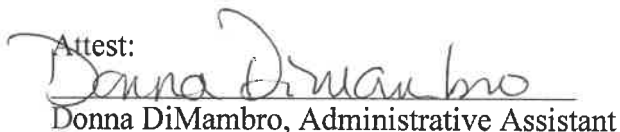
7. Old Business:

A. UDO Amendment - Street Standards

Planning Director Sean Johnson spoke about the Ordinance amendment that was adopted by the Town Board at their July meeting and complimented the Planning board on their hard work. He said that it is a major amendment that has been a long time coming. The Town has now revised the sign chapter, open space chapter and many other sections of the Ordinance that needed updating. These street standards amendments will be very important with all the growth the Town is experiencing.

8. Adjournment: The July 14, 2020 meeting of the Angier Planning Board adjourned at 7:50pm


Christina Kazakavage, Chairman

Attest:

Donna DiMambro, Administrative Assistant