

**TOWN OF ANGIER
PLANNING BOARD
Tuesday, August 11, 2020 7:00 P.M.
Angier Board Room
28 N. Raleigh Street
Minutes**

The Angier Planning Board met in regular session on Tuesday, August 11, 2020 inside the Angier Board Room at 28 N. Raleigh Street. Chairman Christina Kazakavage called the meeting to order at 6:59 p.m.

Members Present: Chairman Christina Kazakavage
Vice-Chairman Chris Hughes
Chris Wagner
Junior Price
Kelly Ennis

Members Absent: Lee Marshall
Courtney Jusnes

Staff Present: Planning Director Sean Johnson
Administrative Assistant Donna DiMambro

Others Present: Commissioner Mike Hill
Commissioner Alan Coats

2. **Pledge of Allegiance:** Chairman Christina Kazakavage led the pledge of allegiance.
3. **Invocation:** Chairman Christina Kazakavage offered the invocation.
4. **Approval of the July 14, 2020 Planning Board Minutes:** With there being no changes, the July 14, 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: Kelly Ennis
Vote: Unanimous, 5-0

6. New Business:

A. Rezoning Request- Trevel Construction Corp

Property: 106 N. Park Street & 155 W Smithfield St, Angier, NC

Current Zoning: R-10

Request Zoning: R-6

Planning Director Sean Johnson stated that the properties in question are located at the intersection of N. Park Street and W. Smithfield Street, and are approximately 0.25 acres and 0.28 acres respectively (Harnett PIN(S): 0674-60-7213 & 0674-60-7322). Each lot currently contains one single family dwelling. Surrounding Land uses include medium density residential, recreational and service uses.

The Future Land Use Plan calls for commercial uses on the properties in question. Also, the properties fall within an area designated by the Land Use Plan for redevelopment. The R-6 district requested matches adjacent properties across the street and will facilitate the continued redevelopment of the W. Smithfield Street/N. Park Street area.

The proposed rezoning to R-6 would reduce the minimum lot size to 6,000 square feet, thus allowing for reduced setbacks and the potential of subdividing the property at 155 W. Smithfield Street. Staff recommended approval of the proposed rezoning.

The applicant then spoke before the Board. Louis Lavert, 8421 Wynridge Drive in Apex, stated that he was the builder of the new homes across the street and that he wished to continue cleaning up the area. He explained that he wished to subdivide the lot at 155 W. Smithfield Street and build another single family home on the corner of W. Smithfield St/N. Park St, while fixing up the existing homes on the properties.

The Board then considered the Standards of Review for the proposed rezoning to R-6:

A. The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories.

There was consensus by the Board.

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.

There was consensus by the Board.

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.

There was consensus by the Board.

D. The proposed change is in accordance with the comprehensive plan and sound planning practices.

There was consensus by the Board.

There was a motion to approved the proposed rezoning to R-6.

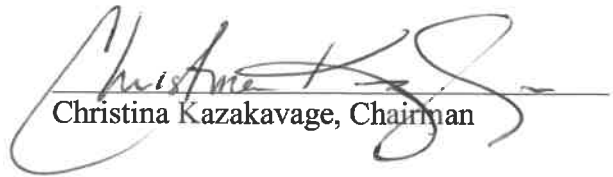
Motion: Junior Price

Vote: 5-0

Motion Carries

7. Old Business - No Updates

8. Adjournment: The Planning Board meeting adjourned at 7:09 PM


Christina Kazakavage, Chairman

Attest:


Donna DiMambro, Administrative Assistant