

**TOWN OF ANGIER
PLANNING BOARD
Tuesday, September 8, 2020, 7:00 P.M.
Angier Board Room
28 N. Raleigh Street
Minutes**

The Angier Planning Board met in regular session on Tuesday, September 8, 2020 inside the Angier Board Room at 28 N. Raleigh Street. Chairman Christina Kazakavage called the meeting to order at 6:58 p.m.

Members Present: Chairman Christina Kazakavage
Vice-Chairman Chris Hughes
Chris Wagner
Junior Price
Courtney Jusnes

Members Absent: Kelly Ennis

Staff Present: Planning Director Sean Johnson
Administrative Assistant Donna DiMambro

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

2. **Pledge of Allegiance:** Chairman Christina Kazakavage led the pledge of allegiance.
3. **Invocation:** Chairman Christina Kazakavage offered the invocation.
4. **Approval of the August 11, 2020 Planning Board Minutes:** With there being no changes, the August 11, 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: Chris Wagner
Vote: Unanimous, 6-0

6. New Business:

A. Rezoning Request- James W. Johnson, III

Property: S Wilma Street Angier, NC

Acreage: 7.9

Current Zoning: R-10

Request Zoning: R-6

Planning Director Sean Johnson stated that the property in question is located on S. Wilma Street, just South of Woodcroft Drive. The tract is approximately 7.9 acres (Harnett PIN: 0673-96-3833.000). The property is currently open farmland with some woods and the Black River Creek is along the West side of the property.

The Comprehensive Land Use Plan calls for medium density residential uses on the property in question. The R-6 district requested matches adjacent properties directly to the South within the subdivision called "Kathryn's Retreat" The tracts to the West are presently designated as High Density Residential on the 2019 Future Land Use Map. This rezoning would enable this tract to be developed in a similar fashion as the adjoining neighborhood.

The proposed rezoning to R-6 would place all property similarly situated in the area in the same category, or appropriate complementary categories. There are convincing demonstrations 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 is convincing demonstration that the character of the neighborhood will not be materially and adversely affected by any use permitted in the proposed change. Staff recommends that the zoning request be approved.

The applicant then spoke before the Board. Jimmy Johnson, 350 Woodcroft Dr., Angier, stated that he lives adjacent to the tract. Mr. Johnson explained the reason he wanted to have the property rezoned to R-6 is to make the land more compatible and make the land more desirable. Mr. Johnson mentioned he does not have an immediate plan to develop. Mr. Johnson has not spoken with engineers, but when he is ready to develop the property he will have the property surveyed.

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.

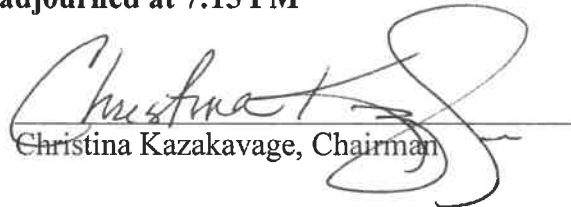
Motion: Junior Price

Vote: 6-0


Motion Carries

7. Old Business - No Updates

8. Adjournment: The Planning Board meeting adjourned at 7:15 PM


Christina Kazakavage, Chairman

Attest:


Donna DiMambro, Administrative Assistant