

**TOWN OF ANGIER  
PLANNING BOARD  
Tuesday, March 9, 2021, 6:30 P.M.  
Angier Board Room  
28 N. Raleigh Street  
Minutes**

The Angier Planning Board met in regular session on Tuesday, March 9, 2021 inside the Angier Board Room at 28 N. Raleigh Street. Chairman Christina Kazakavage called the meeting to order at 6:34 p.m.

**Members Present:** Chairman Christina Kazakavage  
Vice Chairman Robert Frey  
Kelly Ennis  
Courtney Jusnes  
Brian Hawley  
Lee Marshall

**Members Absent:** None. (One Vacant ETJ Seat)

**Staff Present:** Planning Director Sean Johnson  
Administrative Assistant Donna DiMambro  
Finance Director Hans Kalwitz

**Others Present:** Commissioner Mike Hill  
Commissioner Alan Coats  
Commissioner Junior Price  
Mayor Pro-Tem 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 February 9, 2021 Planning Board Minutes:** With there being no changes, the February 9, 2021 Planning Board Minutes were approved as presented.

**Motion:** Lee Marshall  
**Vote:** Unanimous, 6-0

5. **Consideration of The Agenda:**

**Motion:** Brian Hawley  
**Vote:** Unanimous, 6-0

## **6. New Business**

### **A. Rezoning Request**

Applicant: Southern Built, LLC

Property in Question: 1192 Rawls Church Rd (Harnett PIN: 0674-25-9617.000)

Current Zoning: Harnett RA-30

Requested Zoning: Angier R-10

Sean Johnson gave the Planning Staff Report for the rezoning in question. He stated the property is 2.109 acres and is currently wooded. Surrounding land uses include low density residential, manufactured home parks, and agricultural uses. Services available are public water, public sewer (in the rear of the property), and transportation is provided via Rawls Church Road. The property in question is outside of Angier's planning jurisdiction, pending an annexation petition, and therefore is not shown on the Future Land Use Map. Because the uses allowed by the R-10 district align with nearby residential uses, it is recommended by staff that this rezoning requested be approved.

Benton Dewar, the applicant's engineer, was present and answered questions from the Board.

The Planning Board read and discussed the standards of review and came to consensus that the standards have been met.

A motion was made by the Planning Board to recommend approval of the rezoning to R-10.

**Motion:** Brian Hawley  
**Vote:** Unanimous, 6-0

Mr. Johnson advised the Planning Board and the applicant that the subject will be brought to the Town Board of Commissioners on April 9, 2021 for a Public Hearing and final decision.

### **B. Rezoning Request**

Applicant: Daniel J. Honeycutt

Property in Question: NC 210 N. (Harnett PIN: 0673-12-0580.000)

Current Zoning: RA-30

Requested Zoning: Commerce Park

Mr. Johnson gave the Planning Staff report for the rezoning in question. He stated that the property is 15.14 acres and is currently agricultural land with 400 feet of frontage along Highway 210. The surrounding land uses include low density residential, some commercial and agricultural. There is public water available, but any development on the property would be served via private septic.

The property is not compatible with The Future Land Use Map, as the Commerce Park district does not align with the Low-Density Residential classification shown. However, the proposed rezoning to a Commerce Park is in line with the adjacent Commercial and Mixed-Use classifications identified by The Future Land Use Map. The rezoning request would also align with adjacent Commerce Park zoned properties, allow for many uses that will be compatible with the surrounding commercial and industrial uses, and have the potential to bring tax base and jobs to Town. Staff recommended that this rezoning request be approved.

The applicant was not present at the meeting.

A motion was made by the Planning Board to recommend approval of the rezoning to Commerce Park.

**Motion:** Robert Frey  
**Vote:** Unanimous, 6-0

Mr. Johnson advised the Planning Board that the subject will be brought to the Town Board of Commissioners on April 9, 2021 for a Public Hearing and final decision.

### ***C. Rezoning Request***

Applicant: Sergio Cortes

Property in Question: 66 W. Williams Street (Harnett PIN: 0674-70-2054.000)

Current Zoning: General Commercial

Requested Zoning to be Office & Institution

Mr. Johnson gave the Planning Staff report for the rezoning in question. He stated that the property is roughly 0.11 acres and has both public water and sewer. The site is approximately 95ft x 50 ft and contains a roughly 2,500 sq. ft. building. The surrounding land uses include commercial, retail, and government uses.

The requested zoning district is not compatible with the existing Land Use Classification, as the proposed rezoning would allow for non-commercial uses. The proposal does enhance or maintain the public health, safety and general welfare as the rezoning allow for uses that will be compatible with surrounding uses.

Staff explained that while the proposed rezoning is not compatible with the Future Land Use Map, the proposed rezoning to Office & Institutional would allow for uses that will be compatible with the surrounding commercial and residential uses such as schools, government uses, churches and offices. It is recommended that this rezoning request be approved.

The applicant, Sergio Cortes, spoke on the topic and answered questions; some of which were regarding the parking lot, from the Planning Board.

The Planning Board discussed the Standards of Review and, the result was a split vote.

**Motion:** Courtney Jusnes  
**Vote:** 3-3; Split vote

This rezoning will go to the Town Board of Commissioners at their April 6, 2021 meeting for a final decision.

### ***D. Town Code Amendment***

Planning Director, Sean Johnson, proposed a change in system development fee language held within the Town Code. He explained that it is necessary for this to be amended in order to comply with State Law changes found in Session Law 2020-61 (House Bill 873). Going

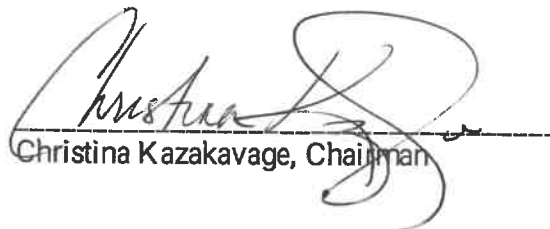
forward, when there is new development, all system development fees are due prior to the issuance of a building permit.

There was consensus of the Planning Board to bring the amendment to the Board of Commissioners at their April 6, 2021 meeting to change the Town Code.

**8. Old Business**

None

**9. Adjournment: The Planning Board meeting adjourned at 7:42 PM**



Christina Kazakavage, Chairman

Attest:



Donna DiMambro, Administrative Assistant