

**TOWN OF ANGIER
PLANNING BOARD
Tuesday, August 10, 2021, 6:30 P.M.
Angier Board Room
28 N. Raleigh Street
Minutes**

The Angier Planning Board met in regular session on Tuesday, August 10, 2021 inside the Angier Board Room at 28 N. Raleigh Street. Chairman Christina Kazakavage called the meeting to order at 6:32 p.m.

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

Members Absent: N/A; One Vacant Seat

Staff Present: Planning Director Sean Johnson
Administrative Assistant Donna DiMambro

Others Present: 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 May 11, 2021 Planning Board Minutes:** With there being no changes, the May 11, 2021 Planning Board Minutes were approved as presented.

Motion: Brian Hawley
Vote: Unanimous, 5-0

5. Consideration of The Agenda:

Motion: Robert Frey
Vote: Unanimous, 5-0

7. New Business

A. Rezoning Request: Gemstone Homes, LLC

Properties in Question: 2 Lots on N. Broad St. E

(PINs: 0674-72-4304 & 0674-72-4216)

Current Zoning: R-10

Requested Zoning: R-6

Sean Johnson, Planning Director, addressed the Board regarding two vacant lots owned by DKY Properties LLC. The parcel North of the property is zoned General Commercial, and the properties located South, East and West are zoned R-10. Mr. Johnson continues, informing the Board that the surrounding land uses are medium residential, retail, government services, and professional services. The requested zoning of R-6 allows for uses including parks & recreation, single family, churches (by special use), as well as schools and government uses.

Mr. Johnson directed the attention of the Board to the staff evaluation, relaying that the impact to the adjacent property owners and the surrounding community is reasonable, and the benefits of the rezoning outweigh any potential inconvenience or harm to the community. The requested zoning would allow for residential uses that will be compatible with surrounding uses, and would only change the minimum lot size as compared to the existing zoning.

Within the evaluation, Mr. Johnson discussed whether or not the requested zoning district is compatible with the existing Land Use Classification; to which staff stated “No” as the Land Use Plan calls for commercial uses for the parcels in questions. Staff stated that the proposal does enhance or maintain the public health, safety and general welfare as the rezoning would allow for uses that will be compatible with surrounding uses. Lastly, staff concluded that the request is not for a small-scale rezoning and should be evaluated for reasonableness as the uses allowed by the proposed rezoning does not match adjacent districts.

Mr. Johnson sums the evaluation stating that staff recommends the approval of rezoning to R-6, even though the rezoning does not comply with the Land Use Plan Classification. Reasoning for the decision is that the rezoning would simply change the minimum permissible lot size allowed (from 6,000 square feet to 10,000 square feet), the site side set-back will go down from ten feet to five feet, and the front set-back will go from 25 feet to 20 feet. This rezoning would allow for infill residential development that the Town has been pursuing in recent years.

Planning Board member, Brian Hawley, asked Mr. Johnson if the set-backs are along HWY 55 and what the impact will be, to which Mr. Johnson replied that the front setbacks for the lots in question will be applied to N. Broad Street.

Mr. Hawley asked Mr. Johnson whether the set-backs would have an impact on the sidewalks in the sense of safety concerns. Mr. Johnson replied that the applicant would be required to install their own driveways, which would tie into the sidewalks along Broad Street.

Ken Godwin addressed the Planning Board, informing them that intentions are to build modern farmhouse style duplexes on the lots in question, which will go well with the downtown feel.

Planning Board Chairman Christina Kazakavage discussed the Standards of Review and Worksheet with the Planning Board. The decisions for each standard are as follows:

- a. The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories.
 - i. Board voted in favor: 5-1
- b. There is convincing demonstrating 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.
 - i. Board voted in favor: 6-0
- c. There is convincing demonstration that the character of the neighborhood will not be materially.
 - i. Board voted in favor: 3-3
- d. The proposed change is in accordance with the comprehensive plan and sound planning practices.
 - i. Board voted in favor: 3-3

Planning Board Chairman Christina Kazakavage requested a final vote on the rezoning based on the aforementioned items.

Motion: Chairman Christina Kazakavage

Vote: 5-1

B. Rezoning Request: Gemstone Homes, LLC

Property in Question: 508 N. Raleigh Street

Current Zoning: R-10

Requested Zoning: R-6

Sean Johnson, Planning Director, addressed the Planning Board relaying that the .32 acre parcel currently contains a single family dwelling. The surrounding area is the same as mentioned in Item A. Mr. Johnson states that the impact of the rezoning would be to the setbacks and minimum lot size; the permitted uses are identical to Item A.

Within the evaluation, Mr. Johnson discussed whether or not the requested zoning district is compatible with the existing Land Use Classification; to which staff stated “No” as the Land Use Plan calls for commercial uses for the parcels in question. He stated that commercial use of the property is not feasible due to its small size.

Mr. Johnson continues, relaying to the Planning Board that the parcel currently has water service and sewer service. Recommendation of staff is to approve the rezoning of the parcel to R-6.

Planning Board Chairman Christina Kazakavage discusses the Standards of Review and Worksheet with the Planning Board. The decisions for each standard are as follows:

- a. The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories.
 - i. Board voted in favor: 6-0
- b. There is convincing demonstrating 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.
 - i. Board voted in favor: 6-0
- c. There is convincing demonstration that the character of the neighborhood will not be materially.
 - i. Board voted in favor: 4-2
- d. The proposed change is in accordance with the comprehensive plan and sound planning practices.
 - i. Board voted in favor: 4-2

Planning Board Chairman Christina Kazakavage requested a final vote on the rezoning regarding the aforementioned items.

Motion: Chairman Christina Kazakavage

Vote: Unanimous, 6-0

C. Rezoning Request: Sherri Downs Developers, LLC

Properties in Question: 2 Parcels on Daniel Treasure Lane

(Wake PINs: 0675103670 & 0675103670, Harnett PIN: 0674-09-9914.000)

Current Zoning: Wake County R-30, Harnett County Conservation/RA-30

Requested Zoning: Town of Angier R-6

Sean Johnson, Planning Director, stated the parcels are located in Wake County and Harnett County jurisdiction, and currently have an annexation petition pending. The property is 16.15 acres with access to Town of Angier water, and access to sewer through the adjacent property to the West.

The staff evaluation was that the impact to the adjacent property owners and the surrounding community is reasonable, and the benefits of the rezoning do outweigh any potential inconvenience or harm to the community. The requested zoning would allow for residential uses that will be compatible with surrounding uses. The property cannot be shown on the Land Use plan because it is outside of Angier's jurisdiction until annexed. Staff does consider the proposal to enhance or maintain the public health, safety and general welfare, as the rezoning would allow for uses that will be compatible with surrounding uses. Lastly, staff does not consider the request to be for a small-scale rezoning as the proposed rezoning to R-6 matches the adjacent property to the West.

Rich VanTassel, the representative for Sherri Downs Developers, LLC, spoke to the Planning Board. He Stated that the zoning is similar to that of "Coble Farms" and will match the adjacent property to be developed as "Sherri Downs".

Planning Board Chairman Christina Kazakavage discusses the Standards of Review and Worksheet with the Planning Board. The decisions for each standard are as follows:

- a. The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories.
 - i. Board voted in favor: 6-0
- b. There is convincing demonstrating 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.
 - i. Board voted in favor: 6-0
- c. There is convincing demonstration that the character of the neighborhood will not be materially.
 - i. Board voted in favor: 6-0
- d. The proposed change is in accordance with the comprehensive plan and sound planning practices.
 - i. Board voted in favor: 6-0

Planning Board Chairman Christina Kazakavage requested a final vote on the rezoning regarding the aforementioned items.


Motion: Chairman Christina Kazakavage


Vote: Unanimous, 6-0

8. Old Business:

None

9. Adjournment: The Planning Board meeting adjourned at 7:11 PM


Christina Kazakavage, Chairman

Attest:

Donna DiMambro, Administrative Assistant