

**Town of Angier Planning Board
Tuesday, October 11, 2016, 7 pm
Municipal Building
28 North Raleigh Street
Angier, North Carolina 27501
Minutes**

The Angier Planning Board met in regular session Tuesday, October 11, 2016, inside the Municipal Building Board Room, 28 N. Raleigh Street. Chairman Everett Blake, III, presided, calling the meeting to order at 7 PM.

Members Present: Chairman Everett Blake, III
Vice-Chairman Thomas Taylor
Danny Honeycutt
Lee Marshall
Wayne Oakes
Paul Strohmeyer

Members Absent: Tristan Scott

Staff Present: Town Manager, Coley Price
Public Works Director, Jimmy Cook
Town Engineer, Bill Dreitzler
Planning and Permitting Technician, Sean Johnson
Town Clerk, Kim Lambert

2. **Pledge of Allegiance:** Chairman Blake led the pledge of allegiance.
3. **Invocation:** Planning Board member Wayne Oakes offered the invocation.
4. **Approval of the May 10, 2016, Planning Board Meeting minutes:** With no suggested changes, the Planning Board unanimously approved the minutes from the May 10, 2016, Planning Board Meeting.

Motion: Thomas Taylor
Seconded: Paul Strohmeyer
Vote: Unanimous, Affirmatives, 6;

5. **Approval of the October 11, 2016, Planning Board Meeting Agenda:** The Planning Board unanimously approved the October 11, 2016, Meeting Agenda as presented.

Motion: Danny Honeycutt
Seconded: Wayne Oakes
Vote: Unanimous, Affirmatives, 6;

6. Items for Discussion and Recommendation

► Rezoning Request ~ Davis Woodall, Jr. had requested the rezoning of approximately a .496-acre parcel located at 416 N. Raleigh St. (Harnett County PINs: 0674-71-2850).

Planning and Permitting Technician Sean Johnson presented the background information regarding the Request by Mr. Woodall, to rezone from R-10 to General Commercial. He said the site includes a brick, 1,900-square-foot residential structure.

He said that surrounding land uses included medium-density residential, retail, offices, and professional services. The Town of Angier provides both water and sewer.

Mr. Johnson said the proposed zoning is not in compliance with the Town's current Land Use Plan adopted in 2008. Once the Land Use Plan is updated, however, it would include the Highway 55 corridor being changed to commercial Land Use classification.

The Applicant(s) was in attendance during the Planning Board meeting. He said that he had spoken with all the surrounding neighbors regarding the proposed rezoning and all were in favor.

The Planning Board evaluated the application, deeming (1) the impact to the adjacent property owners and surrounding community is reasonable, and benefits of rezoning outweigh any potential inconvenience or harm to the community. **They confirmed that the impact to the surrounding properties would be minimal.**

They deemed (2) that the requested rezoning district is not compatible with the existing Land Use classification. **They confirmed the rezoning is not consistent with the current Land Use Plan, but once it has been updated, they feel that the rezoning requested would be compatible as a commercial property.**

The Planning Board (3) deemed the proposed site as having the capacity to enhance or maintain the public health, safety and general welfare. **They confirmed the requested zoning district will allow for use of the site compatible with surrounding uses, and provide another business to serve people in and around Angier.**

The Planning Board (4) confirmed the request was not for a small scale rezoning. **They confirmed the request for a commercial business would serve the greater Angier area.**

The Staff and Planning Board concluded that the requested rezoning to General Commercial is compatible with The Town of Angier's regulatory documents, except for the current Land Use Plan. They agreed it would not have an unreasonable impact on the surrounding community, and would enhance the

public health, safety, and general welfare for the aforementioned reasons. **The Staff recommended the rezoning request be approved.**

Planning Board Action: The Planning Board evaluated and approved unanimously the applicant's Standards of Review and unanimously voted to recommend *approval* of the rezoning request submitted by Davis Woodall, Jr., to change the rezoning from R-10 to General Commercial classification.

Motion: Paul Strohmeyer
Seconded: Lee Marshall
Vote: 6-to-0, 6 Affirmatives

Chairman Blake said that the rezoning request would then go before the Angier Board of Commissioners during its November 1, 2016, meeting.

► The second item of business was discussing a Text Amendment to address Feather Flags, found under Chapter 10, Signs, Section 10.7, as recommended by Staff members.

Planning and Permitting Technician Sean Johnson presented the background information regarding a recommended Text Amendment to address Feather Flags, Section 10.7. He said that the subject of the wind-blown devices had arisen during the June, 2016, Board of Commissioners' meeting. Some of the Town officials had suggested prohibiting the long-term use of wind-blown (Feather Flag) devices including banners, signs, or flags throughout the Town.

The Planning Board confirmed that the wind-blown devices are allowed at local businesses temporarily – granting the owners a 14-day span to fly the devices during special events i.e., an Open House, a temporary sales event, a Grand Opening, etc.

Mr. Johnson said that – if the Text Amendment is approved – the Planning Department would monitor existing Feather Flags and would send letters to business owners who have used the wind-blown devices to advertise for an extended period of time. The letter would grant them 30 days to get in compliance and after that period, they would have a fine imposed.

There being no further questions, the Planning Board recommended approval of the Text Amendment.

Planning Board Action: The Planning Board evaluated and unanimously recommended approval of the Text Amendment to limit the use of Feather Flags to a maximum of 14 consecutive days. They recommended that violators would be notified by letter and if not in compliance after 30 days, those violators would have a fine imposed.

Motion: Wayne Oakes
Seconded: Thomas Taylor
Vote: 6-to-0, 6 Affirmatives

Chairman Blake said that the Text Amendment would then go before the Angier Board of Commissioners during its November 1, 2016, meeting.

7. Discussion of other Business Matters:

There were no further items of business to discuss.

8. **Adjournment:** Chairman Blake entertained a motion to adjourn the meeting.


Planning Board Action: The Planning Board voted to adjourn the October 11, 2016, meeting at 7:23 PM.

Motion: Paul Strohmeyer
Seconded: Lee Marshall
Vote: 6-to-0, 6 Affirmatives



Everett Blake, III, Chairman

ATTEST:



Kim Lambert, Town Clerk

