**TOWN OF ANGIER**

**PLANNING BOARD**

**Tuesday, April 12, 20222, 6:30 P.M.**

**Angier Board Room**

**28 N. Raleigh Street**

**Minutes**

The Angier Planning Board met in regular session on Tuesday, April 12, 2022 inside the Angier Board Room at 28 N. Raleigh Street. Chairman Christina Kazakavage called the meeting to order at 6:35 p.m.

**Members Present:** Chairman Christina Kazakavage

Myron Patterson

Haley Plumley

Lee Marshall

Robert Frey

Courtney Jusnes

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

**Staff Present:** Planning Director Sean Johnson

Community Development Coordinator Heather Keefer

**Others Present:** Commissioner Jim Kazakavage

Commissioner Loru Hawley

1. **Pledge of Allegiance:** Chairman Christina Kazakavage led the pledge of allegiance.
2. **Invocation:** ChairmanChristina Kazakavageoffered the invocation.
3. **Approval of the March 8, 2022 Planning Board Minutes.** It was the consensus of the Board to approve the February 8, 2022 minutes at the next meeting.

**Motion:** Lee Marshall

**Vote:** Unanimous, 6-0

1. **Consideration of The Agenda:** The Board voted to proceed with the agenda as written.

**Motion:** Robert Frey

**Vote:** Unanimous, 6-0

**6. New Business**

1. **Rezoning Request**

**Applicants**: William Coy Rogers Heirs, Joel & Sherrill Young

**Property in Question:** 6600 Wimberly Road & 9405 Kennebec Road

**Wake County PINS:** 0684661987, 0684477282

**Acreage:** 145.94

**Current Zoning:** Wake County R-30

**Requested Zoning:** Town of Angier CZ R-6

Planning Director Sean Johnson presented the Staff Report for a conditional rezoning request submitted by the Pulte Group for two properties located off of Wimberly Road in Wake County. The properties in question are currently in the voluntary annexation process to be annexed into Angier. The current zoning is Wake County R-30 and the requested zoning is Angier’s conditional R-6 district.

A subdivision plan has been received from the applicant which shows 344 single family lots on roughly 145 acres. Mr. Johnson detailed key features of the plan along with a draft list of conditions that the applicant has proposed to be incorporated into the zoning on these properties upon rezoning approval. Among these conditions is a requirement that at least 45 lots be greater than 10,000sqft and 178 lots be between 7,000 – 10,000sqft. Other proposed conditions include façade standards for future homes within the development, as well as recreational amenities and a community pool.

Mr. Johnson explained that the properties in question are not yet shown on Angier’s Comprehensive Land Use Plan, however, they will be added once annexed and rezoned. Surrounding land uses include low density residential and agricultural uses, as well as the recently approved Highland Ridge subdivision to the Northwest of the properties in question. The Highland Ridge subdivision is zoned R-6 and will provide a street stub towards the proposed subdivision on the properties in question.

Mr. Johnson then explained that, after discussions with the applicant, Staff has added a condition that both left and right turn lanes will be installed to serve each proposed subdivision access on Wimberly Road. Staff recommends approval of this conditional rezoning with the conditions presented to the Board.

Jim Chandler, an engineer with Timmons Group and representing the applicant, confirmed that his clients are comfortable with the turn lanes condition. Mr. Chandler then described details on the proposed subdivision plan and offered to answer any question the Board may have.

There was discussion amongst the Planning Board of the importance of the turn lanes on Wimberly Road due to potential safety issues and traffic concerns.

Chairman Kazakavage then asked the Board if they were ready to proceed with the Standards of Review to make a recommendation on this rezoning request. The Board then voted that standards A – D ad been met and recommended the approval of the conditional rezoning with the conditions proposed.

**Motion:** Christina Kazakavage

**Vote:**  Unanimous, 6-0

1. **Rezoning Request**

**Applicant:** Town of Angier

**Property in Question:** 92 S. Broad Street W.

**Harnett County PIN:** 0673-79-3165.000

**Acreage:** 0.345

**Current Zoning:** R-10

**Requested Zoning:** Central Business

Planning Director Sean Johnson presented the Staff Report for a Staff initiated rezoning request for the vacant property at 92 S. Broad Street W. owned by the Town of Angier. This site has been chosen by the Board of Commissioners as a future Town Farmer’s Market, and therefore needs to be rezoned to accommodate the Town’s plans for development.

The existing zoning is R-10 and the proposed zoning in the Central Business District. Mr. Johnson explained that this rezoning would match nearby downtown properties and would reduce the building setbacks to afford enough space to construct the farmer’s market structures.

The property is adjacent to the Depot Square, and surrounding uses include medium density residential, restaurant, retail and office space. The Comprehensive Land Use Plan calls for commercial uses on the property in question. Mr. Johnson explained that while the proposed rezoning to CB did not match the Plan, the proposed market use will be in line with this commercial classification. Staff recommends approval of this rezoning to CB.

There was discussion amongst the Board and Staff regarding the Town’s plans for the farmer’s market site. The site is intended to be a multi-use gathering space that can be used for a variety of events in Town. The rendering provided by Staff showing market structures are for illustrative purposes only and Staff will gather more input for design of the market site before proceeding with the project.

Chairman Kazakavage then asked the Board if they were ready to proceed with the Standards of Review to make a recommendation on this rezoning request. The Board then voted that standards A – D ad been met and recommended the approval of the rezoning.

**Motion:** Christina Kazakavage

**Vote:**  Unanimous, 6-0

**7. Old Business**

None

**8. Adjournment: The Planning Board meeting adjourned at 7:35 PM**

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Christina Kazakavage, Chairman

Attest:

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Donna DiMambro, Administrative Assistant