

**TOWN OF ANGIER
PLANNING BOARD
Tuesday, June 14, 2022 6:30 P.M.
Angier Board Room
28 N. Raleigh Street
Minutes**

The Angier Planning Board met in regular session Tuesday, June 14, 2022 inside the Angier Board Room at 28 N. Raleigh Street. Christina Kazakavage called the meeting to order at 6:33 p.m.

Members Present: Christina Kazakavage
Myron Patterson
Lee Marshall
Robert Frey

Staff Present: Planning Director Sean Johnson
Town Clerk Veronica Hardaway
Administrative Assistant Donna DiMambro

Members Absent: Courtney Jusnes
Haley Plumley

Others Present: Commissioner Jim Kazakavage

2. Pledge of Allegiance: Christina Kazakavage led the pledge of allegiance.

3. Invocation: Christina Kazakavage offered the invocation.

4. Approval of the May 10, 2022 Planning Board Minutes: With there being no changes, the May 10, 2022 Planning Board Minutes were approved as presented.

Motion: Christina Kazakavage
Vote: 4-0; unanimous

5. Consideration of the Agenda: The Planning Board approved the Agenda as written.

Motion: Myron Patterson
Vote: 4-0; unanimous

6. New Business:

A. Rezoning Request

Applicant: Julianne Spears
Property in Question: 0.69 Acres at 635 Tippet Rd
Current Zoning: RA-30

Requested Zoning: R-15

Planning Director Sean Johnson went over the property details, the existing zoning is RA-30 and the applicant is requesting an R-15 zoning district. The property is on your right as your heading towards 210 on Tippet Rd. There is currently a single family home on the property. There is Town of Angier water available, but not Town Sewer. The applicant attached a handwritten note explain the intent of the rezoning, which is to allow for a recombination of the parcel in question (Parcel in question could be reduced in size to less than 30,000sqft) with the adjacent vacant lot. This would allow for a larger home on the adjacent vacant lot at later date.

Standards of Review

The Planning Board shall consider and make recommendations to the Town Board of Commissioners concerning this proposed conditional zoning district. The following policy guidelines shall be followed by the Planning Board concerning zoning districts and no proposed zoning district will receive favorable recommendation unless:

- A. The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories. *It was the consensus of the Board this applies*
- 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. *It was the consensus of the Board this applies*
- 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. *It was the consensus of the Board that this applies*
- D. The proposed change is in accordance with the comprehensive plan and sound planning practices. *It was the consensus of the Board that this applies*

Board Action: Based on the Standards of Review, the Planning Board unanimously voted to approve the rezoning request located at 635. Tippet Rd from R-30 to R-15.

Motion: Lee Marshall

Vote: 4-0; unanimous

B. Rezoning Request

Applicant: Gemstone Homes

Property in Question: 0.34 Acres at 562 Circle Dr

Current Zoning: R-10

Requested Zoning: R-6

Planning Director Sean Johnson stated the property in question is located at 562 Circle Drive and is approximately 0.34 acres. The property is currently vacant wooded lot. The surrounding area uses include medium density residential, as well as the Oak Hill Living Center to the South of the property. Town of Angier water and sewer services are available. The proposed rezoning is in line with the medium density residential designation shown on the Future Land Use Plan. With the reduced minimum lot size and setbacks in the R-6 district, this rezoning would facilitate infill development on the property. The land use map shows the entire Circle Drive neighborhood as medium density residential which, does align with the R-6 district in some cases. The R-6 district will allow for a duplex on the property in question rather than just one single family home.

Staff recommended approval of this rezoning request.

Standards of Review

The Planning Board shall consider and make recommendations to the Town Board of Commissioners concerning this proposed conditional zoning district. The following policy guidelines shall be followed by the Planning Board concerning zoning districts and no proposed zoning district will receive favorable recommendation unless:

A. The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories. ***The Planning Board voted: 2 for yes, 2 for No***

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. ***It was the consensus of the Board this applies***

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. ***The Planning Board voted: 2 for yes, 2 for No***

D. The proposed change is in accordance with the comprehensive plan and sound planning practices. ***The Planning Board voted: 2 for yes, 2 for No***

Board Action: Based on the Standards of Review, the Planning Board came to a split vote, for the proposed rezoning at 562 Circle Dr.

Motion: Robert Frey

For: Myron Paterson, Robert Frey

Against: Christina Kazakavage, Lee Marshall

Vote: 2-2; split vote

C: Rezoning Request

Applicants: DRB Homes

Property in Question: 92 Acres at Tippet Rd/ Roy Adams Rd

Current Zoning: RA-30

Requested Zoning: CZ R-6

Planning Director Sean Johnson explained that this request is a conditional rezoning request. The property is located on Tippet Rd and Roy Adams Rd. This property is on the southern and western sides of the Clearfield subdivision. Altogether the property is just shy of 92 acres. There is another approved subdivision called Myrtle Manor directly to the south that will have a street connection both to this proposed subdivision and to the future Hwy 55 bypass. Currently these are vacant agriculture lots. There is Town of Angier water on Tippet Rd, and there is Town of Angier Sewer nearby just East of Roy Adams Rd.

With this conditional rezoning request, there is a 271 residential lots subdivision proposed called Dupree Farms. Of these 271 lots, 19 are town home units, which is the maximum allowed in the R-6 district. The plan includes three different sizes of single family lots, to accommodate a 30-foot-wide house product, a 40-foot wide product, and a larger 10,000sqft lot to accommodate larger homes. The way the numbers break down: 56' x 110' lots – 97; 50' x 120' lots - 129; 10,000 sqft lots – 28.

Mr. Johnson then pointed out the 13 proposed conditions to accommodate the rezoning request. Amongst these conditions, the developer will be installing three turn lanes on Tippet Road to help address the traffic impacts of Dupree Farms: Right-turn lane on Tippet Rd at the intersection with NC 55 (S. Raleigh Street), Left-turn lane on Tippet Rd at the intersection with Roy Adams Rd, Left-turn lane on Tippet Rd at the intersection with the proposed subdivision entrance on Tippet Rd.

Cindy Szwarcop, representing the applicant, then gave a presentation on the future of Dupree Farms, which will include up to 271 homes with varying sizes of lots to provide for home buyers in various stages of life different housing choices. The subdivision will also provide active amenities such as dog parks, walking trails and tot lots. The applicant confirmed that Dan Ryan builders endorses all 13 conditions proposed with the rezoning request.

Standards of Review

The Planning Board shall consider and make recommendations to the Town Board of Commissioners concerning this proposed conditional zoning district. The following policy guidelines shall be followed by the Planning Board concerning zoning districts and no proposed zoning district will receive favorable recommendation unless:

- A. The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories. ***It was the consensus of the Board this applies***
- 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. *It was the consensus of the Board this applies*

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. *It was the consensus of the Board that this applies*

D. The proposed change is in accordance with the comprehensive plan and sound planning practices. *It was the consensus of the Board that this applies*

Board Action: Based on the Standards of Review, Planning Board unanimously voted to approve the rezoning request located at Tippet Rd /Roy Adams Rd from RA-30 to CZ-R-6 with the conditions proposed.

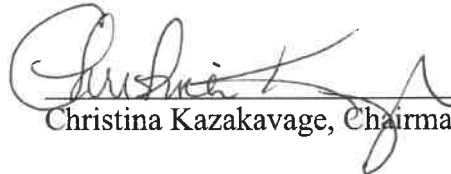
Motion: Myron Patterson

Vote: 4-0; Unanimous

7. Old Business:

None.

8. Adjournment: The Planning Board adjourned the meeting at 7:22pm


Christina Kazakavage, Chairman

Attest:

Donna Dimambro, Administrative Assistant