

**TOWN OF ANGIER  
PLANNING BOARD  
Tuesday, July 12, 2022 6:30 P.M.  
Angier Board Room  
28 N. Raleigh Street  
Minutes**

The Angier Planning Board met in regular session Tuesday, July 14, 2022 inside the Angier Board Room at 28 N. Raleigh Street. Lee Marshall called the meeting to order at 6:35 p.m.

**Members Present:** Lee Marshall  
Myron Patterson  
Courtney Jusnes  
Haley Plumley

**Staff Present:** Planning Director Sean Johnson  
Community Development Coordinator Heather Keefer  
Administrative Assistant Donna DiMambro

**Members Absent:** (Chair) Christina Kazakavage  
(Vice Chair) Robert Frey

**Others Present:** Commissioner Jim Kazakavage  
Commissioner Loru Hawley

2. **Pledge of Allegiance:** Lee Marshall led the pledge of allegiance.
3. **Invocation:** Christina Kazakavage offered the invocation.
4. **Approval of the June 14, 2022 Planning Board Minutes:** With there being no changes, the June 14, 2022 Planning Board Minutes were approved as presented.

**Motion:** Haley Plumley  
**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: Melinda & Daniel Beavers

Property in Question: 612 N. Broad Street E

Current Zoning: R-10

Requested Zoning: CZ-GC

Planning Director Sean Johnson went over the property details, and stated that the existing zoning is R-10 and the applicant is requesting an CZ-GC zoning district. The property is approximately 0.64 acres and there is currently a single-family home on the property. There is Town of Angier water and sewer available. Surrounding Land Uses include medium density residential, as well as the bank and post office across Broad Street.

The applicant is seeking this conditional rezoning request to allow for a medical office use on the property in question. Per the proposed list of conditions provided, no other commercial use would be allowed on site if the rezoning is approved.

Staff recommends that the rezoning request be approved with the following conditions:

1. The Parcels In Question Shall Only Be Used For A Medical Office Use. Upon Rezoning Approval, The Building Located On Site Shall Not Be Occupied As A Residential Dwelling Unless Rezoned Back To A Residential Zoning District.
2. There Shall Be A 10ft Type C Landscape Buffer Installed Along N. Broad Street And E. Roy Street. Existing Vegetation May Be Counted Towards This Buffer.
3. There Shall Be A 15ft Type A Landscape Buffer Installed Along The Northern And Eastern Property Lines, Which Shall Include A 6ft Opaque Fence.
4. There Shall Be At Least 6 Parking Spaces Installed On The Property. If The Building Is Enlarged, Additional Parking Shall Be Installed At A Rate Of One Space Per 300 Sqft Of Total Building Area. All Parking Shall Be Designed And Installed Per Ordinance Section 8.2.

The applicant, Melinda Beavers, spoke in regards to why she requested the rezoning. Melinda is a pediatrician and she has been working in the Holly Springs area for the last four years. She believes there is a need for a pediatrician office in Angier, and is looking to be part of the community. Ms. Beavers also stated that she understands that she is asking a lot by taking a home that has a lot of heritage to it and make the home a medical practice, but assured the Board that measures would be taken to preserve the property's residential nature.

Bob Jusnes, 574 N Broad St E, spoke and said that the business would be an asset, his only concern was parking.

Don Curry, the engineer that designed the site plan for the project, spoke and pointed to additional parking and landscaping that would be provided on site if the rezoning is approved.

Planning Board member Courtney Jusnes mentioned that she would like to see a condition placed on the site plan that limited public access to/from the existing driveway on Roy Street.

### **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 recommend approval of the rezoning request located at 612 N Broad St from R-10 to CZ-GC with the proposed conditions, and the addition of the condition to restrict public access from Roy Street.

**Motion:** Courtney Jusnes

**Vote:** 4-0; unanimous

**7. Old Business: None.**

**8. Adjournment:** The Planning Board adjourned the meeting at 7:05pm

  
Christina Kazakavage, Chairman

Attest:  
  
Donna Dimambro, Administrative Assistant