

**TOWN OF ANGIER
PLANNING BOARD
Tuesday, May 10, 2022 6:30 P.M.
Angier Board Room
28 N. Raleigh Street
Minutes**

The Angier Planning Board met in regular session Tuesday, May 10, 2022 inside the Angier Board Room at 28 N. Raleigh Street. Christina Kazakavage called the meeting to order at 6:30 p.m.

Members Present: Christina Kazakavage
Myron Patterson
Haley Plumley
Lee Marshall
Robert Frey
Courtney Jusnes

Staff Present: Planning Director Sean Johnson
Town Clerk Veronica Hardaway

Others Present:

2. **Pledge of Allegiance:** Christina Kazakavage led the pledge of allegiance.
3. **Invocation:** Christina Kazakavage offered the invocation.
4. **Approval of the February 8, 2022 Planning Board Minutes:** With there being no changes, the February 8, 2022 Planning Board Minutes were approved as presented.

Motion: Lee Marshall
Vote: 6-0; unanimous

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

Motion: Robert Frey
Vote: 6-0; unanimous

6. **New Business:**

A. Rezoning Request

Applicant: Neal Eichhorn
Property in Question: 324 S. Raleigh Street
Current Zoning: R-10
Requested Zoning: General Commercial

Planning Director Sean Johnson stated the property in question is located at 324 S. Raleigh Street and is approximately 0.48 acres. The property is currently vacant with considerable street frontage and surrounding land uses include single family, multifamily, restaurant, retail, and medical uses. Town of Angier water and sewer services are available. The proposed rezoning is not in line with the medium density residential designation shown on the Future Land Use Plan. However, the property in question is located on NC 55, Angier's main business corridor, and is adjacent to several existing commercial properties.

Staff recommended approval of this rezoning request. There will be significant landscaping buffer requirements should the proposed rezoning is approved. Commercial properties adjacent to residential always carries the burden of the buffering.

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 324 S. Raleigh Street from R-10 to General Commercial.

Motion: Christina Kazakavage

Vote: 6-0; unanimous

B. Rezoning Request

Applicant: Stuart Matthews & Morris Coats

Property in Question: 8616 S. NC 55 HWY

Current Zoning: RA-30

Requested Zoning: General Commercial

Mr. Johnson stated the property in question is 8616 S. NC 55 HWY located just north of the Wake County line; it's the vacant parcel directly across the street from *Sunni Skies ice cream*. The current zoning of the property is RA-30, however the requested zoning is General Commercial. Surrounding land uses include retail, restaurant, professional services, and the Charter School.

Mr. Johnson explained the property in question was formally in the Wake County jurisdiction until 2015 when the Town petitioned Wake County to receive this property into Angier's ETJ. At which point, the Town assigned RA-30 zoning to the entire ETJ in Wake County, thus removing the prior commercial zoning of the property when it was under Wake County's jurisdiction. The property owners were unaware of this change until recently. The property in question was rezoning RA-30 by the Town in 2015 and has been RA-30 since. The property owners and Staff believe this property should have stayed commercial to be in line with surrounding uses. Staff recommends approval of the proposed rezoning.

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 8616 S. NC 55 HWY from RA-30 to General Commercial.


Motion: Christina Kazakavage

Vote: 6-0; unanimous

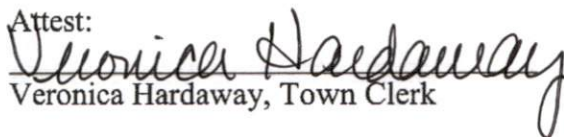
7. **Adjournment:** The Planning Board voted unanimously to adjourn the meeting at 7:55 pm.

Motion: Lee Marshall

Vote: 6-0; unanimous


Christina Kazakavage, Chairman

Attest:


Veronica Hardaway, Town Clerk