

**TOWN OF ANGIER
PLANNING BOARD
Tuesday, August 8, 2017, 7:00 P.M.
Angier Municipal Building
28 North Raleigh Street
Minutes**

The Angier Planning Board met in regular session Tuesday, August 8, 2017, inside the Municipal Building Board Room, 28 N. Raleigh Street. Chairman Everett Blake, III, presided, calling the meeting to order at 7:05 p.m.

Members Present: Chairman Everett Blake, III
Lee Marshall
Danny Honeycutt
Paul Strohmeyer
Junior Price

Members Absent: Thomas Taylor
Wayne Oakes

Staff Present: Town Manager, Coley Price
Town Engineer, Bill Dreitzler
Planning and Permitting Technician, Sean Johnson
Town Clerk Veronica Hardaway

Others Present: Mayor Lew Weatherspoon
Commissioner Bob Smith
Commissioner Jerry Hockaday
Commissioner Craig Honeycutt
Commissioner Alvis McKoy

2. **Pledge of Allegiance:** Danny Honeycutt led the pledge of allegiance.

3. **Invocation:** Everett Blake, III offered the invocation.

4. **Approval of the May 9, 2017, Planning Board Minutes:** With there being no changes, the May 9, 2017 Planning Board Minutes were approved as presented.

Motion: Junior Price
Second: Lee Marshall
Vote: Unanimous, 5-0

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

Motion: Lee Marshall
Second: Junior Price
Vote: Unanimous, 5-0

6. Items for Discussion and Recommendation:

6a. Consideration of the Comprehensive Land Use Plan

Dale Holland, with Holland Consulting Planners, presented the proposed Comprehensive Land Use Plan to the Planning Board.

Mr. Holland thanked all Steering Committee members and Town Staff who participated and assisted with the proposed Comprehensive Land Use Plan. The Land Use Plan is used in setting goals and strategies for all aspects of the Town. It is part of a continuous process and should be used as a resource guide for both the Town and Planning Boards. The Land Use Plan is also a legal basis for land use regulations and a guide for Town budgeting. The NC General Statutes don't specifically require comprehensive plans, however NC General Statutes do state zoning ordinances and Unified Development Ordinances must be based on a comprehensive plan.

Mr. Holland explained the major sections included in the Plan. Those sections are the community profile, existing conditions, projections/future demand, and goals and strategies. The plan has been based on significant citizen participation that included two town-wide public input meetings, citizen surveys, and ten Steering Committee meetings.

Mr. Holland outlined the ten primary goals and six areas of concern within the plan. These two areas were made by the citizen survey results. Angier's planning jurisdiction is fortunate to have very few environmental constraints. The Land Use Map shows potential road improvements as well as existing residential areas. Mr. Holland suggested that if changes are made, the map should be amended to reflect those changes.

Planning Board Action: The Planning Board voted to recommend approval of the proposed Comprehensive Land Use Plan and set a Public Hearing date of September 12th during the Town Board meeting.

Motion: Junior Price
Seconded: Paul Strohmeyer
Vote: Unanimous, 5-0

6b. Rezoning Request – Application by K&H Developers to rezone a 10.92 acre parcel from R-10 to R-6.

Sean Johnson presented the staff report for the rezoning request to rezone a 10.92 acre parcel from R-10 to R-6 that was made by applicant, K&H Developers. Mr. Johnson stated Mr. Holloman is extending the end of Whetstone Drive to serve the previously recorded 13 buildable lots in there now. The rezoning request is for the 10.92 acre tract behind the road extension in the woods. K&H Developers has requested the R-6 zoning district to be able to have a minimum lot size of 6,000 sq. ft. Currently, the property is zoned R-10 which allows a minimum lot size of 10,000 sq. ft.

Mr. Johnson stated the property is currently wooded and contains a large wetlands section along the western edge and surrounding land uses include agricultural as well as low and medium density residential. Mr. Holloman lost four lots in the previous phase as he originally had sixteen recorded lots. The four lost lots was due to the Army Corp of Engineers informing him that those lots were too tight to build around the wetlands. Mr. Holloman is trying to recoup those lots lost by a future phase. Water and sewer have been stubbed and are ready to be tapped.

Mr. Johnson stated the proposed rezoning is compatible with the new Land Use Plan that was just presented to the Board. The impact to the adjacent property owners and the surrounding community is reasonable, and the benefits of the rezoning outweigh any potential inconvenience or harm to the community. The additional impact caused by a few more homes to the surrounding properties will be minimal. The requested zoning district is compatible with the existing Land Use Classification. The Land Use Map to be adopted in September designates the property as medium density residential. The requested zoning would follow for lots as small as 6,000 sq. ft., which fits the density suggested by the map. The proposal does enhance or maintain the public health, safety and general welfare. The additional impact caused by a few more homes to the surrounding properties will be minimal. The rezoning will not change the allowed use of the property, just the density.

Junior Price asked about the safety of ingress and egress on the street since the road itself is very tight.

Mr. Johnson stated Mr. Holloman will have to meet our current standards in terms of road width, curb and gutter, sidewalks, and landscaping.

Everett Blake, III asked how long will be the longest possible dead end street.

Mr. Johnson stated Mr. Holloman will be required to stub out to the eastern property by carrying Whetstone Drive all the way to the furthest edge to the existing 11 acres as well as making a perpendicular intersection to the northern property, Glen Meadow extension, to the North.

David Holloman, K&H Developers, stated he has been developing the proposed project since 2000.

Planning Board Action: The Planning Board voted to recommend approval for the rezoning request to rezone a 10.92 acre parcel from R-10 to R-6 that was made by applicant, K&H Developers.

Motion: Junior Price
Seconded: Lee Marshall
Vote: 5-0, Unanimous

7. Other Business

Town Manager Coley Price informed the Board that over 300 citizens attended the NCDOT floating meeting concerning the Hwy 55 project.

8. Adjournment:

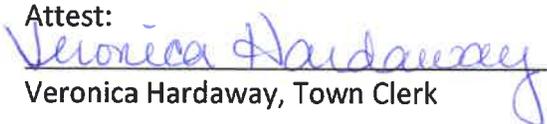
Chairman Everett Blake, III, entertained a motion to adjourn the meeting.

The Planning Board voted to adjourn the August 8, 2017 meeting at 8:06 p.m.

With there being no further business to discuss, the Planning Board meeting was adjourned at 8:06 p.m.


Everett Blake, III, Chairman

Attest:


Veronica Hardaway, Town Clerk

