

**TOWN OF ANGIER
PLANNING BOARD
Tuesday, November 8, 2022, 2022 6:30 P.M.
Angier Board Room
28 N. Raleigh Street
Minutes**

The Angier Planning Board met in regular session Tuesday, November 8, 2022, 2022 inside the Angier Board Room at 28 N. Raleigh Street. Chairman Christina Kazakavage called the meeting to order at 6:32 p.m.

Members Present: Chairman Christina Kazakavage
Myron Patterson
Robert Frey
Lee Marshall

Staff Present: Planning Director Randall Cahoon-Tingle
Town Clerk Veronica Hardaway
Community Development Coordinator Casey Todd
Administrative Assistant Donna DiMambro

Members Absent: Courtney Jusnes
Haley Plumley

Board Action: The Planning Board unanimously voted to excuse Courtney Jusnes & Haley Plumley from the meeting.

Motion: Lee Marshall
Vote: 4-0: unanimous

Others Present: Commissioner Jim Kazakavage

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

2. Invocation: Chairman Christina Kazakavage offered the invocation.

3. Approval of the October 11, 2022 Planning Board Minutes: With there being no changes, the October 11, 2022 Planning Board Minutes were approved as presented.

Motion: Myron Patterson
Vote: 4-0; unanimous

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

Motion: Robert Frey
Vote: 4-0; unanimous

6. New Business:

A. Introduction- New Planning Director

Planning Director Randall Cahoon-Tingle introduced himself and spoke a little bit about himself to the Planning Board members. Planning Director Randall Cahoon-Tingle has been in Planning 18 years, and recently was with the Town of Selma. Mr. Cahoon-Tingle is a native of the coast He grew up in New Bern, NC. And Now lives in Raleigh, NC.

B. Rezoning Request:

Applicant: Parm Sandhar

Property in Question: 6959 NC 210 N

Current Zoning: RA-30

Requested Zoning: General Commercial

Planning Director Randall Cahoon-Tingle went over the property in question. The property is located at 6959 NC 210 N, Angier, NC 27501. The acreage is 0.60 acres. The current zoning is RA-30 and the applicant is requesting a General Commercial Request. The site 255 ft x 205x327 ft triangular shaped lot with an existing single-family dwelling. Surrounding land uses include farm land, wood acreage, and a commercial business. The services available are private well and private (septic tank). The Proposed Rezoning aligns with the commercial designation shown on the future land use plan. The staff recommends that the rezoning request be approved.

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 6959 NC 210 N Angier from RA-30 – General Commercial

C. PLANNING BOARD CONSISTENCY STATEMENT

2022-00942 Sandhar Real Estate Zoning Map Amendment

Pursuant to NCGS 160D-604(d) (Consistency Statement related to proposed changes to zoning and development regulation ordinances), the Town of Angier Planning Board makes this recommendation regarding to changes to the Official Zoning Map:

Motion: Robert Frey

Vote: 4-0; unanimous

7. Old Business:

None

8. Adjournment: The Planning Board adjourned the meeting at 6:45 pm


Christina Kazakavage, Chairman

Attest:

Donna Dimambro, Administrative Assistant