

**TOWN OF ANGIER  
PLANNING BOARD  
Tuesday, December 13, 2022 6:30 P.M.  
Angier Board Room  
28 N. Raleigh Street  
Minutes**

The Angier Planning Board met in regular session Tuesday, December 13, 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  
Haley Plumley  
Lee Marshall  
Robert Frey

**Staff Present:** Planning Director Randall Cahoon-Tingle  
Community Development Coordinator Casey Todd  
Town Clerk Veronica Hardaway

**Members Absent:** Courtney Jusnes

**Others Present:** Commissioner Jim Kazakavage

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

3. **Invocation:** Chairman Christina Kazakavage offered the invocation.

4. **Approval of the November 8, 2022 Planning Board Minutes:** The November 8, 2022 Planning Minutes were approved with the following amendment: The Town Clerk noted that the vote meant for approval of member absences, must have a motion to go along with it otherwise it's not known what the vote was for.

**Motion:** Robert Frey  
**Vote:** 5-0; unanimous

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

**Motion:** Myron Patterson  
**Vote:** 5-0; unanimous

6. **New Business:**

**A. Rezoning Request (amendment)**

Applicant: Parm Sandhar

Property in Question: 6959 NC Highway 210 N

Current Zoning: RA-30

Requested Zoning: Commerce Park

Planning Director Randall Cahoon-Tingle stated that staff has received a rezoning request from Parm Sandhar for approximately .60 acres located at 6959 NC Highway 210 N (Harnett PIN#: 0673-02-0134.000) from RA-30 to CP (Commerce Park). This rezoning was reviewed last month; however, the applicant submitted a new request to rezone this parcel to Commerce Park instead of General Commercial in order to be in line with surrounding uses. The property in question is a 255ft x 205ft x 327ft triangular shaped lot with an existing single-family dwelling. Surrounding land uses include farm land, wooded acreage, and a commercial business (Carolina Sign Service). All adjacent land is either zoned CP (Commerce Park) or RA-30 (the current classification). Public water is available and a private septic tank. The rezoning in question is in line with the Commercial designation shown on the Future Land Use Map, and will facilitate additional commercial development that will be similar to adjacent areas. Staff recommended that this rezoning request be approved for Commerce Park designation.

#### **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 Highway 210 N from RA-30 to Commerce Park.

## Planning Board Consistency Statement



### PLANNING BOARD CONSISTENCY STATEMENT 2022-000942 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:

We recommend amendment of the Official Zoning Map reflecting the change of classification of the parcel of land identified by PIN # 0673-02-0134.00 owned by Sandhar Real Estate LLC from current RA-30 to CP (Commerce Park).

The Planning Board finds this proposed amendment to be consistent with Town of Angier 2017 Comprehensive Land Use Plan as it promotes an expansion of commercial development that is compatible with the Town's future vision, and with the 2021 Land Use Map because this parcel of land is part of a block properties recommended for commercial development.

On December 13, 2022, the Planning Board, by a majority vote, approved this statement of consistency and recommended approval of **2022-000942** as an official amendment to the Official Zoning Map by the Board of Commissioners of the Town of Angier, North Carolina.

  
Christina Kazakavade, Chair  
Town of Angier Planning Board

### B. Rezoning Request

Applicant: Donald Gregory  
Property in Question: W Church St., Angier  
Current Zoning: R-10  
Requested Zoning: Conditional R-6

Planning Director Randall Cahoon-Tingle explained that the applicant has requested a conditional R-6 rezoning, however pointed out that the property in question is considered an exempt subdivision type.

Mr. Cahoon-Tingle reviewed *NCGS 160D-802 Exempt Subdivisions*

*"The division of a tract in single ownership whose entire area is no greater than 2 acres into not more than three lots, where no street right-of-way dedication is involved and where*



*the resultant lots are equal to or exceed the standards of the local government, as shown in its subdivision regulations."*

Mr. Cahoon-Tingle stated that staff has received a conditional rezoning request from Donald Gregory for approximately .70 acres located on W. Church St., Angier (Harnett PIN#: 0673-68-0804.000) from R-10 to CZ R-6. The applicant wants the current .70 acre parcel divided into two lots. The property in question is currently zoned R-10, subdividing the land requires 60' of lot width. Rezoning R-6 lowers the lot width requirement to 50' of road frontage. Front and rear setbacks are identical and the side setback is 5' instead of 10'. The property is currently vacant and is 115.19ft x 248ft. Surrounding land uses are residential area. Public water and sewer are available. The proposed rezoning aligns with the high-density residential shown on the Future Land Use Plan. Mr. Cahoon-Tingle stated that due to NCGS 160D-802 of Exempt Subdivisions, staff recommends this rezoning as a conventional R-6 as it achieves the same outcome.

### **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 on Church St., Angier R-10 to R-6.

### **Planning Board Consistency Statement**

**Board Action:** The Planning Board approved the consistency statement for the rezoning request located on Church St.

**Motion:** Robert Frey  
**Vote:** 5-0; unanimous



**PLANNING BOARD CONSISTENCY STATEMENT  
2022-000864 W Church St 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:

We recommend amendment of the Official Zoning Map reflecting the change of classification of the parcel of land identified by PIN # 0673-68-0804.000 owned by Donald Gregory from current R-10 to R-6.

The Planning Board finds this proposed amendment to be consistent with Town of Angier 2017 Comprehensive Land Use Plan as it promotes an expansion of higher density residential development that is compatible with the Town's future vision, and with the 2021 Land Use Map because this parcel of land retains its designation of residential development.

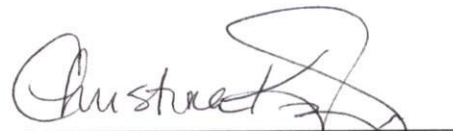
On December 13, 2022, the Planning Board, by a majority vote, approved this statement of consistency and recommended approval of **2022-000864** as an official amendment to the Official Zoning Map by the Board of Commissioners of the Town of Angier, North Carolina.


  
Christina Kazakavage, Chair  
Town of Angier Planning Board

**7. Old Business:**

None

**8. Adjournment:** The Planning Board adjourned the meeting at 6:55 pm

  
Christina Kazakavage, Chairman

Attest:  
  
Veronica Hardaway, Town Clerk