

**TOWN OF ANGIER  
PLANNING BOARD  
Tuesday, April 11, 2023 6:30 P.M.  
Angier Board Room  
28 N. Raleigh Street  
Minutes**

The Angier Planning Board met in regular session Tuesday, April 11, 2023 inside the Angier Board Room at 28 N. Raleigh Street. Robert Frey called the meeting to order at 6:30 p.m.

**Members Present:** Robert Frey  
Tracey Durham  
Sam Gregory  
Myron Patterson  
Lee Marshall  
Haley Plumley  
Emily Plemons

**Members Absent:**

**Staff Present:** Planner I, Abby Manning  
Town Clerk, Veronica Hardaway  
Community Development Coordinator, Casey Todd

**Others Present:** Jim Kazakavage, Commissioner

2. **Pledge of Allegiance:** Robert Frey led the pledge of allegiance.
3. **Invocation:** Myron Patterson offered the invocation.
4. **Approval of the February 14, 2023 Planning Board Minutes:** With there being no changes, the February 14, 2023 Planning Board Minutes were approved as presented.

**Motion:** Lee Marshall  
**Vote:** 7-0; unanimous

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

**Motion:** Myron Patterson  
**Vote:** 7-0; unanimous

6. **New Business:**

**A. Amend Honeycutt Oaks Preliminary Plat (Add Phasing)**

Town Clerk Veronica Hardaway explained that there is a proposed amendment to the Honeycutt Oaks subdivision preliminary plat. Ms. Hardaway introduced Kat Lyons of Leoterra that explained the reasoning for the proposed Phasing process.

Kat Lyons gave background information on the subdivision Honeycutt Oaks. She explained that phases were not included on the initial site plan for Honeycutt Oaks.

**Reasons for the proposed Honeycutt Oaks Phasing:**

**1. Phasing is standard practice**

- a. For a subdivision this size, it would be very unusual to plat all the lots at the same time.

**2. Phasing never made it on the original site plan**

- a. The original intention had been to phase the project; it was previously discussed with the engineers, but we were unaware that it had never been formally submitted to Town of Angier.

**3. Return on investment and construction costs**

- a. If we are allowed to plat in smaller phases, we are able to get a return on our investment more quickly.
- b. If we are required to plat the entire subdivision at once, we will be unable to have any cash flow on this job for years, which puts financial stress on the project.

**4. Contractual agreement with the builder**

- a. Per our contract with the builder, we are required to provide both Single-Family units and townhomes in each phase/lot take, so the phasing plan must reflect this as well.

**Notes and Comments:**

1. All associated infrastructure will be completed with a passing inspection for each respective phase.

2. We would like to see the turn lane associated with Phase 2 plat recordation, as we do not believe that the lot count in Phase 1 (36 SF, 32 MF) warrants the construction.

a. The proposed Single-Family homes are expected to generate approximately 6 site trips making a northbound left during the PM peak (per the TIA's 27% distribution coming from the south) on NC 210.

b. The proposed townhomes will be located mostly on Church Street and therefore, will not utilize use NC 210 as the primary access point.

c. Other similar developments of this size do not have a turn lane (Stockton Drive 42 SF development).

Lee Marshall questioned if sidewalks, curb, and gutter would be installed all at the same time to which Ms. Lyons replied that those are the responsibility of the builder; however, the intent is to place a "bond" on those items. She added that the lift station would be ready prior to the completion of the preliminary plat.

Kat Lyons explained that in order to include Single-Family and Multi-Family homes in each phase, it is required that their phases are not neatly organized. Each phase is split and not clustered, because the Single-Family homes and Multi-Family homes are in two different sections of the subdivision.

Kat Lyons explained that Leoterra is requesting to delay the construction of the turn lane after Phase I is complete due to the lack of use at that time. Ms. Lyons reached out to a traffic consultant who compared other similar communities, and it was concluded that the turn lane is designed to support an expected influx of traffic. It was explained that it does not make sense to construct a turn lane prior to Phase 1, as the residents entering and exiting the development would not use this entrance/exit.

Lee Marshall suggested that Ms. Lyons consult with NCDOT for their approval to which Ms. Lyons stated she would like to receive the Town's approval prior to reaching out to NCDOT.

Haley Plumley inquired if the homes to the front of the development would have the option to exit the neighborhood onto Church Street, rather than HWY 210. Her concern is the safety of residents exiting the subdivision by turning left onto HWY 210. Ms. Lyons responded that Phase II would be completed relatively quickly and the turn lane would be constructed immediately to avoid traffic safety concerns.

Robert Frey asked if there are safeguards in place to ensure the Town will not be left without a turn lane if the project happens to be abandoned to which Ms. Lyons responded that there are bonded contracts with the developers to guarantee this will not happen.

Lee Marshall asked if Leoterra was the original developer of this project to which Ms. Lyons responded that this project was inherited.

Mr. Frey questioned what the time frame would be for the project to be complete. Ms. Lyons responded that they expect to plat Phase I by the end of summer. For the rest of the phasing, the builders' lot takes will determine the completion date of the remaining phases 2-4.

Lee Marshall asked how many lots are in Phase I to which Ms. Lyons responded 36 Single-Family homes and 32 townhomes.

Mr. Frey asked if a resolution is needed or can the map be approved with the proposed phases. Ms. Lyons stated it's ideal to receive verbal approval today so she would get with engineers to seal the preliminary plat.

Haley Plumley expressed concern about the project being abandoned before the turn lane is completed.

Mr. Frey expressed that he would like something in writing stating that a turn lane will be constructed during Phase 2. Ms. Plumley requested a provision be added stating that Leoterra would still be responsible to install a turn lane if unforeseen events prevent it from happening. Ms.

Lyons stated the Town could withhold the Certificates of Occupancy to ensure the installation of a turn lane.

Mr. Frey recommended that the Board of Commissioners approve the proposed phases with the stipulation of a turn lane to be installed at the start of Phase 2. Ms. Plumley stated she is still concerned about the project being abandoned.

Ms. Lyons voiced that she would like to get the proposed phasing approved and that she would be happy to continue to talk about the turn lane at a later date. Her goal during this meeting is to get the phasing approved.

Mr. Frey called for a motion to approve the preliminary plat with the proposed phases, but add a condition that the traffic lane be part of Phase 2.

**Board:** The Planning Board unanimously voted to recommend the Board of Commissioners approve phasing with a turn lane added upon completion of Phase 1, prior to Phase 2 commencing.

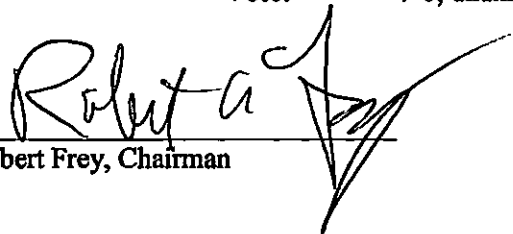
**Motion:** Sam Gregory  
**Vote:** 7-0; unanimous

**7. Old Business:**

None.

**8. Adjournment:** The Planning Board voted unanimously to adjourn the meeting at 7:30 pm.

**Motion:** Lee Marshall  
**Vote:** 7-0; unanimous

  
Robert Frey, Chairman

Attest:

  
Abby Manning, Planner I