

**TOWN OF ANGIER
PLANNING BOARD
Tuesday, December 12, 2017, 7:00 P.M.
Angier Municipal Building
28 North Raleigh Street
Minutes**

The Angier Planning Board met in regular session Tuesday, December 12, 2017, inside the Municipal Building Board Room, 28 N. Raleigh Street. Chairman Everett Blake, III presided, calling the meeting to order at 7:00 p.m.

Members Present: Chairman Everett Blake, III
Vice-Chairman Tom Taylor
Lee Marshall
Danny Honeycutt
Paul Strohmeyer
Junior Price
Wayne Oakes

Members Absent:

Staff Present: Town Manager, Coley Price
Planning and Permitting Technician, Sean Johnson

Others Present: Mayor Lew Weatherspoon
Commissioner Bob Smith
Commissioner Craig Honeycutt
Commissioner Loru Boyer Hawley
Commissioner Mike Hill
Newly Appointed Planning Members:
Jonathan Bridges; Andrew Rubley

2. **Pledge of Allegiance:** Danny Honeycutt led the pledge of allegiance.
3. **Invocation:** Everett Blake, III offered the invocation.
4. **Approval of the November 14, 2017, Planning Board Minutes:** With there being no changes, the November 14, 2017 Planning Board Minutes were approved as presented.

Motion: Tom Taylor
Second: Lee Marshall
Vote: Unanimous, 7-0

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

Motion: Lee Marshall
Second: Paul Strohmeyer
Vote: Unanimous, 7-0

6. Items for Discussion and Recommendation:

6a. Rezoning Request – Application submitted by George Aiken (AV Homes, Inc.) to rezone a 66.98 acre parcel on Rawls Church Road from Harnett County RA-30 to Town of Angier R-6 (PIN#: 0665-90-0278.000).

Sean Johnson presented the staff report for the rezoning request to rezone a 66.98 acre parcel from RA-30 to R-6 that was made by applicant George Aiken. The majority of the property is currently wooded with the remaining percentage being used as farm land. The Eastern edge of the property contains steep topography with a stream at the lowest point. Surrounding Land Uses include vacant wooded areas and low density residential. If the property is annexed and developed, the developer will be responsible for providing Town water and sewer to the property.

Mr. Johnson stated the proposed rezoning is in compliance with the Land Use Plan adopted in September 2017. 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 requested rezoning would allow for use of the property that is compatible with adjoining uses. The requested zoning district is compatible with the existing Land Use Classification. The Land Plan adopted in September designates the adjacent property as medium density residential which calls for 3-6 units per acre. The requested zoning would allow for lots as small as 6,000 sq. ft., which fits the density suggested by the plan. The proposal does enhance or maintain the public health, safety and general welfare. The rezoning would not change the character of the area. The request is for a small scale rezoning and should be evaluated for reasonableness. The rezoning will not change the allowed use of the property, just the density allowed.

Mark, engineer with AV Homes, stated that medium density residential typically calls for 2-5 units per acre and that the proposed development will be under 2.5 units per acre. He also noted that a large portion of the property will be unusable due to Flood Plain and wetlands.

Planning Board Action: The Planning Board voted to recommend approval to rezone the 45.95 acre parcel at 523 South Wilma Street from R-10 to R-6 (PIN#: 0683-06-0225.000).

Motion: Junior Price

Seconded: Wayne Oakes
Vote: Unanimous, 7-0

7. Other Business

Town Manager Coley Price thanked Danny Honeycutt and Tom Taylor for their service on the Planning Board.

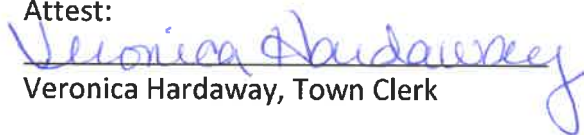
8. Adjournment: The Planning Board voted unanimously to adjourn the meeting at 7:13pm.

Motion: Paul Strohmeyer
Seconded: Danny Honeycutt
Vote: Unanimous, 7-0



Everett Blake III, Chairman

Attest:



Veronica Hardaway, Town Clerk

