

TOWN OF ANGIER PLANNING BOARD
Monday, March 13, 2017, 7:00 P.M.
Municipal Building
28 N. Raleigh Street
Angier, North Carolina 27501
Minutes

The Angier Planning Board met in regular session Monday, March 13, 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
Lee Marshall
Wayne Oakes
Paul Strohmeyer
Junior Price

Members Absent: Vice Chairman Thomas Taylor
Danny Honeycutt

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

Others Present: Mayor Lew Weatherspoon
Commissioner Jerry Hockaday

2. Pledge of Allegiance: Wayne Oakes led the pledge of allegiance.

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

4. Approval of the December, 13, 2016 Planning Board Minutes: With there being no changes, the December 13, 2016 Planning Board minutes were approved as presented.

Motion: Wayne Oakes

Second: Lee Marshall

Vote: Unanimous 5-0

5. Consideration of the Agenda: With there being no changes, the agenda was approved as presented.

Motion: Paul Strohmeyer

Second: Wayne Oakes

Vote: Unanimous 5-0

6. Swearing in of two new Planning Board Members, Paul Strohmeyer and Junior Price: Mayor Weatherspoon administered the Oath of Office to the new Planning Board members, Paul Strohmeyer and Junior Price.

7. Items for Discussion and Recommendation:

7a. Rezoning Request – Lil Wells requested that the property located at 738 Chalybeate Springs Road be rezoned from RA-30 to GC General Commercial (Harnett County PIN: 0674-31-9392.000): Sean Johnson, Planning and Permitting Technician, provided the staff report. He gave a description of the site and surrounding land uses. Mr. Johnson stated that the services on the property included a private well and private septic tank.

Mr. Johnson stated that the proposed rezoning was not in compliance with the current Land Use Plan. He then provided the staff evaluation item by item.

Mr. Johnson said that the staff concludes that the requested rezoning to General Commercial is compatible with the entire Town of Angier regulatory document except the current Land Use Plan. He stated it would not have an unreasonable impact on the surrounding community and would not harm the public health, safety and general welfare for the reasons he had provided in the evaluation. Therefore, he said staff would recommend this rezoning request be approved.

Lillian Smith Wells, 441 Wells Lane, applicant, addressed the Board and requested a favorable recommendation from the Planning Board.

The Planning Board evaluated and unanimously recommended approval of the rezoning request for the property located at 738 Chalybeate Springs Road from RA 30 Residential Agriculture to GC General Commercial. The requested rezoning will go before the Town Board of Commissioners for a public hearing on April 4, 2017.

Motion: Lee Marshall

Second: Paul Strohmeyer

Vote: Unanimous 5-0

7b. Rezoning Request – Richard Bullock requested that the property located at 8632 S NC HWY 55 be rezoned from RA-30 to GC General Commercial (Wake County PIN: 0674578989): Sean Johnson, Planning and Permitting Technician, provided the staff report. He gave a site description of the property and said that services available to the property included public water and sewer. Mr. Johnson stated the property does not have sewer at this time.

However, if the rezoning was approved the property could be voluntarily annexed into the city limits of Angier, in order to obtain Town sewer.

Mr. Johnson concluded that the rezoning request was in compliance with the current Land Use Plan and all the Town of Angier regulatory documents. He stated it would not have an unreasonable impact on the surrounding community and would not harm the public health, safety, and general welfare for the reasons he had given in his report. Mr. Johnson said staff would recommend approval of the rezoning request.

Nicole Locklear of 112 Willow Pond Ct., Lillington, NC, represented the applicant, Mr. Richard Bullock. She addressed the Board and stated that the best use for the property would be general commercial.

The Planning Board evaluated the request and unanimously recommended approval of the rezoning request for the property located at 8632 S NC HWY 55 from RA-30 to GC General Commercial. The requested rezoning will go before the Town Board of Commissioner for a public hearing on April 4, 2017.

Motion: Junior Price

Second: Wayne Oakes

Vote: Unanimous 5-0

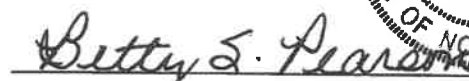
8. Other Business: Chairman Blake, III requested for the Town to look at the application process in order to become a member of a Board. Mr. Blake expressed his desire to have all applicants stand before the Board and explain why they should be nominated.

9. Adjournment: Chairman Blake, III entertained a motion to adjourn the meeting. Motion to adjourn was unanimous.




Everett Blake, III, Chairman

Attest:


Betty S. Pearson, Deputy Town Clerk