

**TOWN OF ANGIER
PLANNING BOARD
Tuesday, May 9, 2017, 7:00 P.M.
Angier Municipal Building
28 North Raleigh Street
Minutes**

The Angier Planning Board met in regular session Tuesday, May 9, 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 Thomas Taylor
Lee Marshall
Wayne Oakes
Paul Strohmeyer
Junior Price

Members Absent: Danny Honeycutt

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

Others Present: Commissioner Bob Smith
Commissioner Alvis McKoy

2. **Pledge of Allegiance:** Wayne Oakes led the pledge of allegiance.
3. **Invocation:** Lee Marshall offered the invocation.
4. **Approval of the March 13, 2017, Planning Board Minutes:** With there being no changes, the March 13, 2017 Planning Board Minutes were approved as presented.

Motion: Paul Strohmeyer
Second: Lee Marshall
Vote: Unanimous, 6-0

5. **Consideration of the Agenda:** Everett Blake, III, suggested to the Board to readjust the agenda to hear Text Amendment 6b prior to Alternative Design Variance 6a.

Motion: Everett Blake, III

Second: Wayne Oaks
Vote: Unanimous, 6-0

6. Items for Discussion and Recommendation:

6b. Text Amendment – Staff Recommends revising the Commercial Façade requirements found in Chapter 5, Section 5.4 of the Unified Development Ordinance, removing Alternative Design Variance – Section 5.5.

Sean Johnson presented proposed revisions of Chapter 5, Section 5.4 of the UDO.

Section 5.4. – Nonresidential buildings.

5.4.1.1 Materials and Color.

A. Front facades shall be entirely covered by brick, decorative concrete block, stucco, stone, fiber cement siding, or other materials similar in appearance and durability (as approved by the administrator). All other exterior walls shall be at least 50 percent covered by an approved material. For every ten percent increase in approved material on exterior walls, a ten percent break in setback requirements shall be given, not to exceed 50 percent of the total setback.

5.4.2 Building design in all other locations.

A. Front facades shall be at least 50 percent brick, decorative concrete block, stucco, stone, fiber cement siding, or other materials similar in appearance and durability (as approved by the administrator).

Chairman Everett Blake, III, encouraged Board members to drive Town to decide which facades are appealing, and whether the drastic change proposed is warranted.

Wayne Oakes asked if this revision would be retroactive and was told it would not; it will only begin once approved.

Planning Board Action: It was the consensus of the Planning Board to table the proposed text amendment until the June Planning Board meeting.

Motion: Thomas Taylor
Seconded: Junior Price
Vote: Unanimous, 6-0

6a. Donald Gregory has requested an Alternative Façade Design for the proposed building at 173 Fish Drive (PIN#: 0673-49-5833.000).

Sean Johnson presented the staff report for the alternative design variance request that was made by applicant, Donald Gregory. Mr. Johnson stated the builder is requesting 100% brick veneer on the front of the building and 20 feet down each side. The rest of each side and the rear of the building would be metal.

Mr. Johnson stated in order to be approved under the UDO requirements, the proposed building should have at least 40% brick or other approved material along the front and both sides and 25% brick or other approved material on the rear.

There was discussion addressing other buildings in that area and how the subdivision has been developed under several different ordinances over time.

Planning Board Action: The Planning Board voted to recommend approving Mr. Gregory's request for an alternative façade design for the proposed building at 173 Fish Drive (PIN#:0673-49-5833.000).

Motion: Thomas Taylor
Seconded: Paul Strohmeyer
Vote: 6-0, Unanimous.

6c. Text Amendment – Staff recommends revising the Water and Sewer Connection Requirements found in Chapter 9, Section 9.2 of the Unified Development Ordinance.

Sean Johnson presented the staff report for the proposed text amendment revising the Water and Sewer Connection Requirements.

Section 9.2. – Water, sewer, and fire hydrants.

B. Any property seeking connection to the Town of Angier public sewer system must first receive voluntary annexation approval. If the property is annexed, the property owner shall be responsible for installing any infrastructure necessary for connection to the sewer system, and all infrastructures shall be turned over to the Town upon final acceptance from the Town.

C. Connection to Town of Angier public water and/or sewer systems is required when a proposed nonresidential structure or development is located within 1,000 feet of an existing town owned and operated system. The property owner shall be responsible for extending water or sewer to the proposed structure or development, and all extensions shall be turned over to the Town upon final acceptance by the Town.

There was discussion on how septic does not offer the density sewer services would. Also, septic tanks are subject to failure. The Town also needs to recoup investment from main sewer outfall line.

Again, Chairman Everett Blake, III, encouraged Board members to investigate amendment further.

Planning Board Action: It was the consensus of the Planning Board to table the proposed text amendment until further research is conducted.

Motion: Thomas Taylor
Seconded: Wayne Oakes
Vote: Unanimous, 6-0

6d. Text Amendment – Staff recommends revising the Nonresidential Sidewalk Requirements found in Chapter 9, Section 9.2 of the Unified Development Ordinance.

Sean Johnson presented the staff report for the proposed text amendment revising the Nonresidential Sidewalk Requirements.

Section 9.1. – Street Standards.

9.1.4.2 Sidewalks

C. Sidewalks shall be required along the right-of-way of a nonresidential development when the street is identified for future need by the Angier Pedestrian Plan. The sidewalk shall extend the entire length of the street frontage and stub out to each adjacent property.

F. The Town Board may waive the sidewalk requirement, along one side of a street when a development is located within the watershed. In order for a waiver to be considered the applicant or developer must propose an alternative including pedestrian trails that meet all local and state requirements.

G. Installation of all sidewalks in residential subdivisions shall be completed at such time that a building permit has been issued on 50 percent of all recorded lots or within 2 years of the date of final plat approval, whichever occurs first.

Planning Board Action: It was the consensus of the Planning Board to table the proposed text amendment until further research is conducted.

Motion: Thomas Taylor
Seconded: Junior Price
Vote: Unanimous, 6-0

7. Other Business – There were none.

8. Adjournment: Chairman Everett Blake, III, entertained a motion to adjourn the meeting.

The Planning Board voted to adjourn the May 9, 2017 meeting at 8:04 p.m.

With there being no further business to discuss, the Planning Board meeting was adjourned at 8:04 p.m.



A handwritten signature in blue ink, appearing to read "Everett Blake III", is written over a horizontal line.

Everett Blake, III, Chairman

Attest:

A handwritten signature in brown ink, appearing to read "Veronica Hardaway", is written over a horizontal line.

Veronica Hardaway, Town Clerk