

**Town of Angier
Board of Commissioners
Work Session
Tuesday, January 16, 2024, 6:30 P.M.
Angier Municipal Building
28 North Raleigh Street
Minutes**

The Town of Angier convened during a regularly scheduled Board of Commissioners Work Session meeting Tuesday, January 16, 2024, in the Board Room inside the Municipal Building at 28 North Raleigh Street.

Members Present: Mayor Bob Jusnes
Mayor Pro-tem Sheveil Harmon
Commissioner Loru Hawley
Commissioner Jim Kazakavage
Commissioner Ashley Strickland

Members Absent:

Staff Present: Town Manager Elizabeth Krige
Town Clerk Veronica Hardaway
Public Works Director Jimmy Cook
Finance Director Samantha Sleeter
Captain David Adams
Police Chaplain George Miser
Planning Director Jeff Jones
Planner I Zach Carpenter
Community Development Coordinator Crissy Porter
Town Attorney Dan Hartzog, Jr.

Others Present:

Call to Order: Mayor Jusnes presided, calling the Board of Commissioners Work Session meeting to order at 6:30 p.m.

Pledge of Allegiance: Tucker Coombs led the pledge of allegiance.

Invocation: Pastor Rick Gutierrez offered the invocation.

Mayor Jusnes shared that Ms. Jeanie Ellington, wife of former Mayor R.H. Ellington, experienced a fire at her home. She has lost some pets but she is doing fine and wanted to pass her gratitude to both the police and fire departments.

Approval of the January 16, 2024 meeting agenda: The Town Board unanimously approved the agenda with the following amendment: adding Business Item #5 Discussion regarding the addition of an Angier Inspections Department

Board Action: The Town Board unanimously voted to approve the agenda as amended.

Motion: Mayor Pro-tem Harmon

Vote: 4-0; unanimous

Business Items

1. Annual Audit Contract for FY 2024

Finance Director Samantha Sleeter presented to the Board the annual audit contract with Thompson, Price, Scott, Adams & Co., PA in accordance to NCGS 159-34 not to exceed \$35,000. There is no financial impact as this has been a budgeted item.

Board Action: The Town Board unanimously voted to approve the annual audit contract with Thompson, Price, Scott, Adams & Co., P.A.

Motion: Commissioner Kazakavage

Vote: 4-0; unanimous

2. Angier Police Department Teaming Up with the Special Olympics of NC

Police Captain David Adams and Police Chaplain George Miser presented to the Board that the Angier Police Department is wanting to team up with the Special Olympics of NC. The Law Enforcement Torch Run (LETR) for Special Olympics is the largest year-round public awareness and grass-roots fundraising campaign for Special Olympics. Known as Guardians of the Flame, Law Enforcement members and Special Olympics athletes carry the Flame of Hope into the Opening Ceremony of local competitions. Our officers with the Angier Police Department are familiar with the Special Olympics events. This past year some of our officers had assisted the Coats Police Department in their fundraising efforts. After seeing how many of our officers volunteered their time and effort toward this cause, it's time for the Angier Police Department to team up with the Special Olympics of NC.

There wouldn't be any financial impact on the Town as all items sold would be provided to use by the Special Olympics of NC organization and donated to use by local businesses. The officers that attend these events would be volunteering their time to the SONC fund raising endeavors and all monies will go straight into the Special Olympics bank account. Deposit slips are provided to every participating police department.

Board Action: The Town Board unanimously voted to approve the Angier Police Department's role in assisting with the Special Olympics of North Carolina.

Motion: Commissioner Kazakavage
Vote: 4-0; unanimous

3. Association for the Advancement of Angier 501(c)3

Community Development Coordinator Crissy Porter requested Board approval for the creation of the Association for the Advancement of Angier (AAA), a 501(c)3 non-profit, to be used to support the mission and initiatives of the Community Development Advisory Board as set forth in its current approved By-laws.

This is common practice in other towns that began development activities through the Main Street Program based in the Department of Commerce which is where the current Community Development Coordinator position and Community Development Advisory Board were initially formed.

The creation of the non-profit will give the Community Development Advisory Board additional financial tools to raise resources to accomplish the goals and initiatives set forth in the Comprehensive Plan as provided for in the boards By-laws while lessening the burden on the town to raise funds to accomplish the same goals.

Ms. Porter reviewed the differences between the Community Development Advisory Board and the Association for the Advancement of Angier Inc. 501(c)3 Corporation as follows:

Community Development Advisory Board

- **Mission:** The purpose of the Board is to support the corporation and advise Board of Commissioners on issues which impact the Town of Angier related to historic preservation, promotion and investment, and education of businesses and citizens on the value of the Town and its unique features. Supports AAA 501(c)3 and advises Board of Commissioners; the operational unit of the corporation.
- **Members:** Must be Town residents, business persons with Angier interests, Town property owners or others with beneficial abilities, skills, etc. Annual member applications are vetted by Town staff then approved by the Board of Commissioners each year.
- **Officer Election:** The Board should have a chair and vice-chair (or two co-chairs) which are appointed by majority of Board at December meeting.
- **Meeting:** Regular meetings are scheduled on the 4th Monday of each month.
- **Committees:** Four standing committees (organization, economic vitality, promotions, and design). Each Board member must serve on at least 1 committee. Each committee may

also welcome new members not on the Board, but committee chair must be a Board member.

- Quorum: Simple majority of members.
- Town Liaison: Community Development Coordinator

Association for the Advancement of Angier Inc. 501(c)3 Corporation (AAA)

- Mission: The purpose of the corporation is to operate exclusively for charitable and educational purposes that relate to the purpose or issues identified by the Board. Financially supports the ideas, events, etc. Proposed by the Board; the Board is appointed to assist the corporation.
- Positions: No members, officers only. Positions include president, vice president, treasurer, secretary and past president.
- Officer Selection: Nominated by Board at January meeting and approved by majority vote of the Board and corporation.
- Meetings: No less than quarterly.
- Committees: No committees.
- Quorum: Simple majority of officers.
- Town Liaison: Community Development Coordinator.

The Board shared concern that although creating a 501(c)3 was discussed a few years ago, it was discouraged from moving forward with the formation.

Board Action: The Town Board unanimously voted to approve the creation of the nonprofit Association for the Advancement of Angier 501(c)3 Corporation and its operating By-laws pending Town Attorney's approval.

Motion: Mayor Pro-tem Harmon

Vote: 4-0; unanimous

4. Discussion of Residential Development in Angier

Mayor Jusnes shared that he spoke to Board members individually about concerns with the explosive rate of our growth. For clarification, he expressed the Board doesn't want to stop growth as we need the growth to continue moving forward. Angier is on a very successful path right now

and the purpose of this discussion is so management of that growth can be discussed and what can be done with having some control with keeping up with that growth without taking away amenities or service.

Planning Director Jeff Jones first introduced and welcomed new Planner I, Zach Carpenter.

Mr. Jones continued by saying that this discussion is primarily focused on residential development. He along with Zach put together an outline that highlighted some development patterns that the Town has experienced. The report outlined two things being the current Comprehensive Land Use Plan and the Future Land Use Plan and how the Town is designated into different zones.

Our state of North Carolina, and the Triangle region in particular, has experienced sustained growth over the last decade, and the Town of Angier continues to benefit from said growth. Within the past 10 years, the Town of Angier has approved nearly 4,000 residential lots. Of those 4,000 lots 1,400 lots have been platted with new homes selling quickly. Estimates show that these homes added approximately 3,850 new residents. Number based on person per household (2.75) from 2018-2022 according to the Census.

It is anticipated that there will continue to be an increase in residential projects coming to the Town. In the interest of proactivity, now is an opportune time to reevaluate the Town's approach to residential development. The Town's current Comprehensive Master Plan that guides the Town's approach to development, was adopted in 2017. The purpose as outlined in 2017 was to be a *"statement by the Town of what it is today, and what it would like to be in the future."* As evidenced by the sustained growth in our state and region, the future is now. The Comprehensive Master Plan is a guiding document that aids both the Town and interested developers. In addition, the document gives our residents an idea of what type of development may occur in their vicinity. Strict adherence to the plan is not feasible, and deviations from the plan are decisions that should be thoughtfully considered prior to any request to rezone property or for project approval.

After reviewing the Future Land Use Plan, it is obvious that medium-density is the primary residential designation. Because of this, the Town is planned for development in a more medium-density fashion. Medium-density development is defined as *"a district to promote the health of the town's medium density neighborhoods and to provide for their expansion along the same traditional lines which they were established."* The minimum lot size is 10,000 square feet with water and sewer.

If you take the residential zoning district and equate those out to density, you will see that R-10 most closely meets the medium-density designation.

Low Density (RA-30) – 1.45 Units to an Acre
Low to Medium Density (R-15) – 2.9 Units to an Acre
Medium Density (R-10) – 4.35 Units to an Acre
High Density (R-6) – 7.26 Units to an Acre

By evaluating recent projects that have received approval, you will find that projects have either received a zone map change to R-6 (with conditions) or have received a Special Use Permit for a Planned Development (PUD). Planned Developments allow for development to set their own zoning standards. Most of the PUD's in Angier are in the style of an R-6 development, even if the underlying zoning is RA-30.

R-6 style developments are high density according to the comprehensive plan and as such may not be in keeping with the Future Land Use Plan for areas of the Town. Again, deviations from the Comprehensive Plan will occur, but consideration for these deviations should be carefully considered.

As future residential development continues, it is best to consider what the Town can do to be best prepared to evaluate the developers' request against what is best for the Town. There are a few action items that can occur that will help the Town, the developing community, and help residents understand how future residential development will shape the Town of Angier.

Short Term Action Items

- Evaluate the Planned Development section of the Ordinance. Planned Development is a use that is allowed by Special Use Permit in all but one zoning district. Having planned development as a use and not a separate zoning district circumvents the legislative process with zone map amendments, and instead creates quasi-judicial decisions. Quasi-judicial decisions and hearings are held differently, in that factual evidence is needed for the Board of Adjustment to decide. Additionally, all comments from the developers, staff, and the public is in the form of sworn testimony and must be based on facts.

Staff proposes that ordinance amendments be drafted and presented that removes PUD as a use; instead creating a zoning district to which a developer would need to rezone to achieve approval of the project.

- Evaluate Multifamily Regulations in the Ordinance. Currently, in R-6, R-10 and R-15, 19 Townhomes can be approved administratively. This type of dense project may not lend itself to established neighborhoods. 20 or more Multifamily units does require a Special Use Permit (SUP), but the requirements of the permit are limited and could lead to a very dense project (up 12 units to acre) in established neighborhoods.

Long Term Action Items

- Update the Town's Comprehensive Master Plan. The plan met the needs of the Town in 2017; however, in the last 7 years, the vision of the Town has changed. Updating the plan will establish how the Town of Angier will grow by acting as a guide for future developments. Until the Town has an updated Comprehensive Master Plan, careful

evaluation of projects against the current plan should be considered. A new Comprehensive Master Plan will need to have a budget between \$90,000 and \$120,000 and could take up to a year to complete.

- Update the Town's Zoning Ordinances to meet the goals of the new comprehensive plan. When the plan is updated, ordinances will need to be updated to meet the Town's vision laid out in the Comprehensive Plan. This will be an ongoing action item as changes to current zoning ordinances are identified.

In closing, Angier is a growing community that is ready to meet the moment as the Triangle continues to grow, and it is important to evaluate how growth will occur and make sure that the future of Angier is set for many years to come.

The Board thanked Jeff & Zach for gathering the information for tonight's discussion.

5. Building Inspections

Town Manager Elizabeth Krige explained that for several years the Town has contracted with Harnett County to provide building inspections to all of the residential properties and some commercial that are being built in town. Although the County has stated they would entertain a conversation, Ms. Krige has been notified that Harnett County does not wish to continue contracting with the Town. The current contract with the County is approximately \$88,000 annually and given the number of inspections they are doing for the Town they are getting paid roughly \$20 per inspection. Their reasoning for not initially wanting to extend the contract is understandable.

Conversations have been had with the Town of Lillington to see if there is a way to collaborate with the possibility of contracting with them to perform the Town's inspections. There hasn't been a proposal to date as they are still working out the details.

Another option would be for the Board to direct the Town Manager to present a plan to hire a Chief Building Inspector and an additional building inspector at the Board's next meeting. If the Board wishes to go this route, a budget amendment would need to be made.

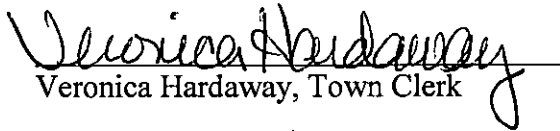
The Board agreed that there will come a point in time when Angier will need to create an inspections department and requested the Town Manager to bring back a plan at the next meeting to move forward.

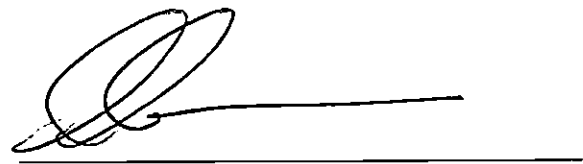
Adjournment: There being no further business, the Town Board voted unanimously to adjourn the meeting at 7:41pm.

Motion: Commissioner Strickland

Vote: Unanimous, 4-0

Attest:


Veronica Hardaway, Town Clerk


Robert M. Jusnes, Sr., Mayor

