



TOWN OF ANGIER PLANNING BOARD AGENDA

February 13, 2024 | 6:30 P.M.

Municipal Building | 28 North Raleigh Street
Angier, North Carolina 27501

1. Call to Order – recognition of a quorum
2. Pledge of Allegiance
3. Invocation
4. Approval of the November 14, 2023 Planning Board Minutes
5. Consideration of the Agenda
6. New Business
 - A. 24-REZ-01 – 9883 Kennebec Road - Wake County R-30 to Angier RA-30
 - B. Multifamily Residential Disucssion
7. Old Business - None
8. Adjournment

**TOWN OF ANGIER
PLANNING BOARD
Tuesday, November 14, 2023 6:30 P.M.
Angier Board Room
28 N. Raleigh Street
Minutes**

The Angier Planning Board met in regular session Tuesday, November 14, 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
Sam Gregory
Myron Patterson
Haley Plumley
Emily Plemons

Members Absent: Tracey Durham
Lee Marshall

Staff Present: Jeff Jones, Director of Planning and Inspections
Veronica Hardaway, Town Clerk

Others Present: None

2. Pledge of Allegiance: Robert Frey led the pledge of allegiance.

3. Invocation: Myron Patterson offered the invocation.

4. Approval of the September 12, 2023 Planning Board Minutes: With there being no changes, the September 12, 2023 Planning Board Minutes were approved as presented.

Motion: Sam Gregory
Vote: 5-0; unanimous

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

Motion: Haley Plumley
Vote: 5-0; unanimous

6. New Business:

**A. 23-REZ-01 CZ: G&J Development, LLC
5963 NC 210 Angier R-30 to Angier R-10 CZ**

Planning Director Jeff Jones stated that this rezoning request went before the Board of Commissioners in July for a public hearing along with the Board's consideration for annexation. The Board annexed the property; however, kept the zoning at R-30 at that time. There were some questions about the development from those who live in the area specifically traffic and how it would fit in with surrounding neighborhoods. The Board advised the applicant to revise their plan and propose a conditional rezoning with an additional driveway onto Hwy 210. The property is approximately 28 acres and is currently vacant with some wooded areas. Access would be provided by NC 210 and North Harnett School Road. Surrounding land uses include low and medium density residential as well as a North Harnett Primary School adjacent to the property.

The property in question is not shown on the future land use map, but is within a potential urban growth boundary agreement area between Lillington and Angier in unincorporated Harnett County. If the property were to be within the Town of Angier's Future Land Use area those properties along NC Highways would be classified under a denser classification other than low density residential, particularly when served by Public water and sewer. Additionally, conditions offered by the applicant condition any future development that will reduce the impact to surrounding properties.

The proposed conditions are as follows:

1. The subdivision will incorporate 2 access points: NC 210 and N. Harnett School Road.
2. The subdivision will contain no less than 11 acres of open space, which is more than 40% of the property net acreage, or twice the requirement.
3. Single-family lots will not be mass graded.

Don Curry, P.E., Curry Engineering, stated the applicant is looking at a connection on North Harnett School Road that would be further south closer to NC 210 to minimize disruption of any of the school stacking during pickup and drop off times. There has been discussion with NCDOT regarding the additional access across from Pinecroft Road that will also have the required turn lanes and tapers. Homes will not abut school property and the development will not be mass graded leaving some existing trees.

Standards of Review

The Planning Board shall consider and make recommendations to the Town Board of Commissioners concerning this proposed conditional zoning district. The following policy guidelines shall be followed by the Planning Board concerning zoning districts and no proposed zoning district will receive favorable recommendation unless:

- A. The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories. ***It was the consensus of the Board that this applies.***
- B. There is convincing demonstration that all uses permitted under the proposed district classification would be in the general public interest and not merely in the interest of the individual or small group. ***It was the consensus of the Board that this applies.***
- C. There is convincing demonstration that the character of the neighborhood will not be materially and adversely affected by any use permitted in the proposed change. ***It was the consensus of the Board that this applies.***

- D. The proposed change is in accordance with the comprehensive plan and sound planning practices. ***It was the consensus of the Board that this applies.***

Board Action: Based on standards of review, the Planning Board unanimously voted to recommend the Board of Commissioners approve the rezoning request of the property located at 5963 NC 210 N from Harnett County R-30 to Angier R-10 CZ.

Motion: Robert Frey
Vote: 5-0; unanimous

**B. 23-REZ-02 CZ: Meritage Homes
Easley's Pond Angier R-6 CZ to Angier R-6 CZ**

Mr. Jones stated that this rezoning has already been approved in 2021; however, the applicant is wishing to modify two of the conditions. The property in question is located along NC 55 S. and is currently under Phase I construction.

Essentially, the applicant is wanting to swap when the connections to NC 55 and Ennis Road will be built.

Tristan, who works with the developer, stated that the reasoning for bringing this before the Board is because there are two phases to this project. The entry to Phase II is off of NC 55 and the entry to Phase I is off Ennis Road. The applicant feels that in order to record their plat for Phase I, it doesn't make sense to have the improvements on NC 55 prior to the improvements on Ennis Road. They are asking to switch those conditions so that the proposed Northbound left-turn and Southbound right-turn lane improvements on NC 55 be installed per NCDOT standards prior to recordation of the 100th lot in the subdivision. The proposed Northbound right-turn lane be installed on Ennis Road to serve the proposed access to the subdivision. This turn lane, along with street connection to Ennis Road, will be installed to NCDOT standards prior to the recordation of any lots shown on the subdivision plan.

Standards of Review

The Planning Board shall consider and make recommendations to the Town Board of Commissioners concerning this proposed conditional zoning district. The following policy guidelines shall be followed by the Planning Board concerning zoning districts and no proposed zoning district will receive favorable recommendation unless:

- A. The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories. ***It was the consensus of the Board that this applies.***
- B. There is convincing demonstration that all uses permitted under the proposed district classification would be in the general public interest and not merely in the interest of the individual or small group. ***It was the consensus of the Board that this applies.***

- C. There is convincing demonstration that the character of the neighborhood will not be materially and adversely affected by any use permitted in the proposed change. ***It was the consensus of the Board that this applies.***
- D. The proposed change is in accordance with the comprehensive plan and sound planning practices. ***It was the consensus of the Board that this applies.***

Board Action: Based on standards of review, the Planning Board unanimously voted to recommend the Board of Commissioners approve the modified conditions to the rezoning request to property located along NC 55 S. submitted by Meritage Homes.

Motion: Haley Plumley
Vote: 5-0; unanimous

7. Old Business:
No Report.

8. Adjournment: The Planning Board voted unanimously to adjourn the meeting at 7:01 pm.

Motion: Sam Gregory
Vote: 5-0; unanimous

Robert Frey, Chairman

Attest:

Veronica Hardaway, Town Clerk



REZONING STAFF REPORT

Staff Contact:

Jeff Jones
jajones@angier.org
(919) 639-2071

Planning Board: February 13, 2024

Public Hearing: March 5, 2024

Requested Rezoning: Wake County R-30 to Angier RA-30

Applicant Information

Owner of Record:

Name: Peggy Jackson Allen & Melba Arnold
Address: 9883 Kennebec Road & 4720 Latimer Road
City/State/Zip: Willow Spring, NC 27592 & Raleigh, NC 27609

Applicant:

Name: Triangle Land Partners, LLC
Address: PO Box 5548
City/State/Zip: Cary, NC 27512

Property Description

PIN(s): **Wake: Portion of 0674782603 & 0674773944**

Acreage: **18.68 Acres**

Address: **NC 55 W., Angier, NC**

Request is to initially zone annexed land along Kennebec Road from Wake County R-30 to Angier RA-30.

Vicinity Map



Zoning Compatibility



	CURRENT	PROPOSED
	Wake R-30	RA-30
Min. Lot Size	30,000sqft	30,000sqft
Parks & Recreation Facilities	P	P
Single Family	P	P
Multi-Family		
Schools	P	P
Retail		
Churches	S	S
Government Uses		
Agriculture	P	P

P=Permitted Use S=Special Use

Physical Characteristics



Aerial Photograph (2017)

Site Description: The properties is currently vacant agricultural land.

Surrounding Land Uses: Surrounding Land Uses include low and medium density residential.

Services Available

Water:

- ☒ Public
☐ Private (Well)
☐ Other: Unverified

Sewer:

- ☒ Public
☐ Private (Septic Tank)

Transportation:

Accessed by Kennebec Road and
 through Camden Place
 Subdivision(Under Construction)

Land Use Classification Compatibility



Future Land Use Map (2021)

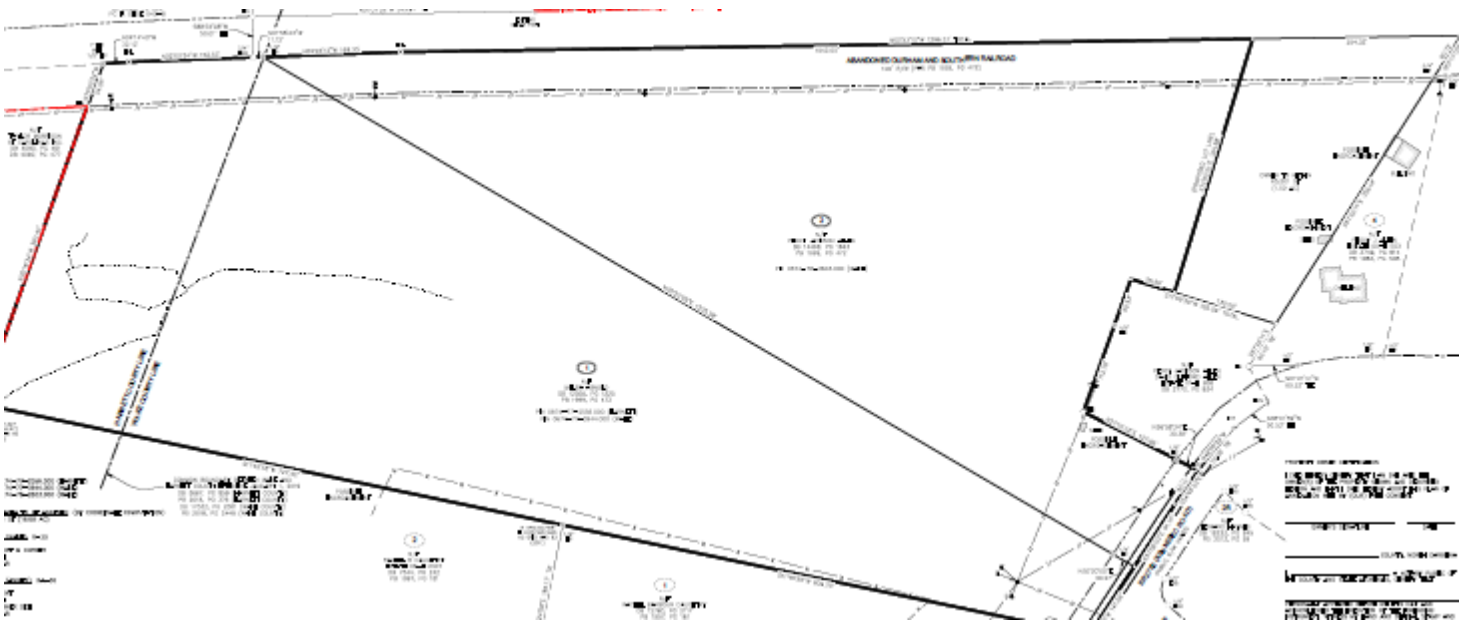
	REQUESTED ZONING	LAND USE
	RA-30	Wake Co Community
Parks & Rec Facilities	P	P
Single Family	P	P
Multi-Family		
Churches	S	
Schools		
Professional Offices		
Retail Uses		
Restaurants		
Governmental Uses		
Distribution		
Manufacturing Uses		

The Rezoning Requested **Is Compatible** With The Wake County Community Classification Shown On The Future Land Use Map

Excerpt from Wake County Comprehensive Plan:

Community areas are lands already in municipal corporate limits or municipal extra territorial jurisdiction (ETJ) and lands on the fringe of these areas for the municipality to expand and grow into. Public utilities currently exist in the majority of the corporate limit areas and plans to extend utilities exist in the other areas. Through land use and comprehensive plans, each of the municipalities have identified key locations for development and redevelopment in the community areas. These plans also call for frequent street connections, appropriate density and mix of uses.

Annexation Map



Evaluation

- ☒ **Yes** ☐ **No** 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.
REASONING: The requested zoning would allow for residential uses that will be compatible with surrounding uses.
- ☒ **Yes** ☐ **No** The requested zoning district is COMPATIBLE with the existing Land Use Classification.
REASONING: The requested zoning would allow for Development consistent with the Plan for areas adjacent to Municipalities
- ☒ **Yes** ☐ **No** The proposal does ENHANCE or maintain the public health, safety and general welfare.
REASONING: The rezoning would allow for uses that will be compatible with surrounding uses.
- ☒ **Yes** ☐ **No** The request is for a SMALL SCALE REZONING and should be evaluated for reasonableness
REASONING: proposed rezoning would allow for uses and density that will be compatible with surrounding uses.

Staff Recommendation

The rezoning in question is compatible with the Wake County Comprehensive Land Use Map. The proposed rezoning to RA-30 would allow for residential uses that are compatible with the surrounding residential uses. It is recommended that this rezoning request be **APPROVED**.

Standards of Review and Worksheet

STANDARDS OF REVIEW

The Planning Board shall consider and make recommendations to the Town Board of Commissioners concerning this proposed conditional zoning district. The following policy guidelines shall be followed by the Planning Board concerning zoning districts and no proposed zoning district will receive favorable recommendation unless:

- ☐ Yes ☐ No A. The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories.
- ☐ Yes ☐ No B. There is convincing demonstration that all uses permitted under the proposed district classification would be in the general public interest and not merely in the interest of the individual or small group.
- ☐ Yes ☐ No C. There is convincing demonstration that the character of the neighborhood will not be materially and adversely affected by any use permitted in the proposed change.
- ☐ Yes ☐ No D. The proposed change is in accordance with the comprehensive plan and sound planning practices.

☐ ***GRANTING THE REZONING REQUEST***

Motion to grant the rezoning upon finding that the rezoning is reasonable based on All of the above findings of fact A-D being found in the affirmative and that the rezoning advances the public interest.

☐ ***DENYING THE REZONING REQUEST***

Motion to deny the rezoning upon finding that the proposed rezoning does not advance the public interest and is unreasonable due to the following:

- ☐ The proposal will not place all property similarly situated in the area in the same category, or in appropriate complementary categories.
- ☐ There is not convincing demonstration that all uses permitted under the proposed district classification would be in the general public interest and not merely in the interest of the individual or small group.
- ☐ There is not convincing demonstration that all uses permitted under the proposed district classification would be appropriate in the area included in the proposed change. (When a new district designation is assigned, any use permitted in the district is allowable, so long as it meets district requirements, and not merely uses which applicants state they intend to make of the property involved.)
- ☐ There is not convincing demonstration that the character of the neighborhood will not be materially and adversely affected by any use permitted in the proposed change.
- ☐ The proposed change is not in accordance with the comprehensive plan and sound planning practices.
- ☐ The proposed change was not found to be reasonable for a small scale rezoning



APPLICATION FOR ZONING CHANGE

Angier Planning Department

55 N. Broad Street W.

Angier, NC 27501

(919)-331-6702



Total Fee: \$400.00

Receipt: _____

Permit: _____

Date: _____

Case #: _____

Property Owner:

Name: Peggy Jackson *Allen*
Address: 9883 Kennebec Road
City/State/Zip: Willow Spring, NC 27592
E-mail: _____
Phone: 919-632-0370

Applicant:

Name: Triangle Land Partners, LLC
Address: PO Box 5548
City/State/Zip: Cary, NC 27512
E-mail: carolinalandgroup@outlook.com
Phone: 704-608-3085

Property Description

PIN(s): - - 0674782603 Acreage: 8.59 acres
Address: Kennebec Road
Deed Book: 14468 Page: 1663

Rezoning Request:

Existing zoning district:

Wake Co R-30

Requested zoning district:

Angier R-30

Required Attachments:

- Deed of the property in question showing the current legal owner
- Recorded map of the property OR Survey of the property at a scale of not less than one (1) inch = 200 feet
- Explanation of why the zoning change is requested, addressing applicable portions of Section 14.3 of the Ordinance

Signatures:

The undersigned applicant hereby certifies that, to the best of his or her knowledge, all information supplied with this application is true and accurate, and that the applicant certifies that they have the legal authority to sign this application as the property owner or authorized agent:


Property Owner Signature

2-6-24
Date

OR

Authorized Agent Signature

Date

Town of Angier Zoning Ordinance

14.3.3 Map amendments (rezonings).

A. For all map amendments (rezonings), applications shall contain a statement regarding the consistency of the request with adopted town plans and the surrounding area.

B. For conditional zoning map amendments (rezonings), the application shall be accompanied by a description of the use or uses proposed and any conditions being proposed by the applicant. The applicant shall also provide a statement of reasonableness regarding the request on the application. In addition to the application, the applicant shall submit a site-specific plan.



APPLICATION FOR ZONING CHANGE
Angier Planning Department
55 N. Broad Street W.
Angier, NC 27501
(919)-331-6702



Total Fee: \$400.00
Receipt: _____
Permit: _____
Date: _____
Case #: _____

Property Owner:

Name Melba Arnold
Address 4720 Latimer Road
City/State/Zip: Raleigh, NC 27609
E-mail: melmo408@icloud.com
Phone: 919-270-3058

Applicant:

Name: Triangle Land Partners, LLC
Address: PO Box 5548
City/State/Zip: Cary, NC 27512
E-mail: carolinalandgroup@outlook.com
Phone: 704-608-3085

Property Description

PIN(s): - - 0674773944 Acreage: 10.09 acres
Address: Kennebec Road
Deed
Book: 12055 Page: 1225

Rezoning Request:

Existing zoning district:

Wake Co R-30

Requested zoning district:

Angier R-30

Required Attachments:

- Deed of the property in question showing the current legal owner
- Recorded map of the property OR Survey of the property at a scale of not less than one (1) inch = 200 feet
- Explanation of why the zoning change is requested, addressing applicable portions of Section 14.3 of the Ordinance

Signatures:

The undersigned applicant hereby certifies that, to the best of his or her knowledge, all information supplied with this application is true and accurate, and that the applicant certifies that they have the legal authority to sign this application as the property owner or authorized agent:

Melba B. Arnold
Property Owner Signature

Feb 5, 2024
Date

OR

Authorized Agent Signature

Date

Town of Angier Zoning Ordinance

14.3.3 Map amendments (rezonings).

A. For all map amendments (rezonings), applications shall contain a statement regarding the consistency of the request with adopted town plans and the surrounding area.

B. For conditional zoning map amendments (rezonings), the application shall be accompanied by a description of the use or uses proposed and any conditions being proposed by the applicant. The applicant shall also provide a statement of reasonableness regarding the request on the application. In addition to the application, the applicant shall submit a site-specific plan.

WAKE COUNTY, NC 141
 LAURA M RIDDICK
 REGISTER OF DEEDS
 PRESENTED & RECORDED ON
 09/21/2011 AT 11:12:22

BOOK:014468 PAGE:01663 - 01665

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ -0-

Parcel Identifier No. 0252592 Verified by WAKE County on the _____ day of SEPTEMBER, 2011

By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: Senter, Stephenson, Johnson, P.A., 114 Raleigh Street, Fuquay-Varina, NC 27526 [WITHOUT TITLE SEARCH OR CLOSING]

Brief description for the Index: Lot 2, Garland S. McLean Estate, BOM 1999-472

THIS DEED made this 20TH day of September, 2011, by and between:

GRANTOR

GRANTEE

Peggy Ann Jackson, widow

Peggy Jackson Allen, widow

4413 Hopson Drive
 Raleigh, NC 27604

9883 Kennebec Road
 Willow Spring, NC 27592

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in or near the Town of N/A, Middle Creek Township, Wake County, North Carolina and more particularly described as follows:

BEING all of Lot 2 of the GARLAND S. MCLEAN ESTATE as per plat and survey recorded in Book of Maps 1999, Page 472, Wake County Registry, to which plat reference is hereby made for a more particular description of same.

UPON RECORDING OF THIS DEED, GRANTEE WILL OWN 100% OWNERSHIP OF THIS PROPERTY.

Property Address: Kennebec Road, Willow Spring, NC.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 8276, page 1980. Estate of Lee Duncan Jackson, Wake County Estate File No. 01-E-958.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Book of Maps 1999, page 472.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

1. General Services easements, restrictions and rights of way of public record; and
3. 2011 ad valorem taxes, not yet due and payable.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

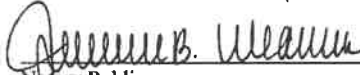
 (SEAL)
Peggy Ann Jackson

State of North Carolina
County of Wake

I, the undersigned Notary Public of the County of Wake, North Carolina, certify that **Peggy Ann Jackson** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 20th day of September, 2011.




Notary Public

Printed Notary Name: Jessica B. Weaver

My Commission Expires: 7/4/12



BOOK:014468 PAGE:01663 - 01665

**Yellow probate sheet is a vital part of your recorded document.
Please retain with original document and submit for rerecording.**



**Wake County Register of Deeds
Laura M. Riddick
Register of Deeds**

This Customer Group
_____ # of Time Stamps Needed

This Document
_____ New Time Stamp
_____ # of Pages

F

WAKE COUNTY, NC 180
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
07/11/2006 AT 12:00:32

Excise Tax : None

BOOK:012055 PAGE:01225 - 01227

Recording Time, Book and Page

Tax Lot: _____ Parcel Identifier No: **0046239**
Verified by _____ County on the _____ day of _____, 20____
by _____

Mail: Grantee

This instrument was prepared by **S. Weathers**Brief Description for the index Lt. 1 Garland S. McLean Est.**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made June , 2006 by and between

GRANTOR

Stella M. Barbour

GRANTEE

Melba Arnold
4720 Latimer Rd.
Raleigh, NC 27609

Enter in appropriate block for each party, name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Matthews Township, Wake County, North Carolina and more particularly described as follows:

Being all of Lot 1, Garland S. McLean Estate, as shown on the map recorded in Book of Maps 1999 Page 472 Wake Co. Registry.

The property hereinabove described was acquired by Grantor by deed recorded in book 8276 page 1983 Wake Co. Registry;

A map showing the above described property is recorded in Book of Maps 1999 Page 472 Wake Co. Registry.
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- A). All easements, restrictions and encumbrances of record;
- B). Ad Valorem taxes for 2006 and subsequent years.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

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Stella M. Barbour (SEAL)
Stella M. Barbour

(SEAL)

(SEAL)



State of North Carolina, Wake County.

I, Samuel Weathers, a Notary Public of the County and State aforesaid, certify that Stella M. Barbour personally appeared before me this day and voluntarily acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this 16 day of July, 2006.

My commission expires: 11/19/09 Samuel Weathers Notary Public

SEAL-STAMP

NORTH CAROLINA, _____ County.

I, _____ the undersigned, a Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged the foregoing instrument. Witness my hand and official stamp or seal, this _____ day of _____, 20____.

My commission expires: _____ Notary Public

SEAL-STAMP

NORTH CAROLINA, _____ County.

I, _____, a Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this _____ day of _____, 20____.

My commission expires: _____ Notary Public

The foregoing Certificate(s) of

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By _____ REGISTER OF DEEDS FOR _____ COUNTY
Deputy/Assistant-Register of Deeds.



BOOK:012055 PAGE:01225 - 01227

**Yellow probate sheet is a vital part of your recorded document.
Please retain with original document and submit for rerecording.**



**Wake County Register of Deeds
Laura M. Riddick
Register of Deeds**

This Customer Group
_____ # of Time Stamps Needed

This Document
_____ New Time Stamp
_____ # of Pages

22.004-1/20/06

Rezoning Explanation

Both properties are currently zoned R-30 for Wake County. We have submitted an annexation request to annex the properties into Angier. As a result, we are requesting the rezoning from Wake County R-30 to Angier R-30. If the annexation and rezoning are approved, we will be following up with a PUD application for the properties for a mixture of townhomes and single family homes.





Planning Board Agenda Report

55 N Broad Street W.
PO Box 278
Angier, NC 27501
www.angier.org

MEETING DATE: 2/13/2024
PREPARED BY: Jeff Jones, AICP
TOPIC OF DISCUSSION: Development in Angier
DEPARTMENT: Planning & Inspections

SUMMARY OF ISSUE:

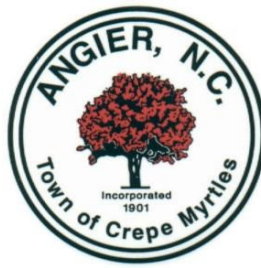
The Town Board at their January 16 workshop meeting heard a presentation from staff on current residential development in Town. Particularly staff present to the Board, the number of lots that have been approved and platted in recent years and the approval process in which these new residential lots have been created.

From the workshop, the Board directed staff to work with the Planning Board to evaluate the current ordinance related to PUD's and Multifamily projects.

Staff will present to the Planning Board the presentation given the Board, so you may better understand the current ordinances. We will then begin the evaluation process to come up with recommendation to amend the ordinance, so the Town can be best prepared for future residential growth.

As part of the discussion with the Board, staff outlined both short and long term action items, that the Town may wish to consider to related to residential development. We will discuss these action items.

**Attachments: Staff Report on Development
Residential Development List**



Town of Angier

www.angier.org

Robert M. Jusnes, Sr.
Mayor

Elizabeth Krige
Town Manager

Veronica Hardaway
Town Clerk

Town of Angier Residential Development in 2024

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



Town of Angier

www.angier.org

Robert M. Jusnes, Sr.
Mayor

Elizabeth Krige
Town Manager

Veronica Hardaway
Town Clerk

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.

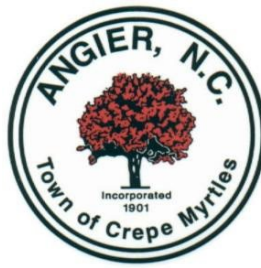
As future residential development continues, it is best to consider what the Town can do to be best prepared to evaluate the developers' request against what is best for the Town. There are a few action items that can occur that will help the Town, the developing community, and help residents understand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



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Special Use Permit (SUP), but the requirements of the permit are limited and could lead to a very dense project (up to 12 units per 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.

Town of *Angier* Residential Developments

	Development Name	Development Type	Units	Single Family	Townhome	Multifamily	Acreage	Project Status
1	Castlebury Farm (PUD)	Residential	72	52	20		24.09 ac	Preliminary Plat Under Review
2	Wimberly Place (SUP)	Residential	72		72		9.82 ac	Preliminary Plat Under Review
3	Alden Park	Residential	168		168		31.37 ac	Preliminary Plat Under Review
4	Gardner Farms	Residential	136	136			48.47 ac	Construction Drawings Under Review
5	White Oak Creek Crossing (PUD)	Residential	226	78	148	144	76.56 ac	Construction Drawings Approved
6	Sherri Downs	Residential	72	72			125.24 ac	Site Work Underway
7	Wimberly	Residential	340	340			145.98 ac	Site Work Underway
8	Myrtle Manor (PUD)	Residential	126	70	56		36.50 ac	Site Work Underway
9	Easley's Pond	Residential	152	152			57.39 ac	Site Work Underway
10	Station Pointe	Residential	254	254			21.54 ac	Site Work Underway
11	Honeycutt Oaks (PUD)	Residential	254	148	106		86.58 ac	Site Work Underway
12	Highland Ridge	Residential	254	254			116.84 ac	Phase 1 Platted, Site Work Continuing
13	Camden Place (PUD)	Residential	162	60	102		35.61 ac	Phase 1 Platted, Site Work Continuing
14	Spring Village (PUD)	Residential	274	60	214		49.25 ac	Construction underway
15	Whetstone Phase II	Residential	36	36			10.92 ac	All Lots Recorded
16	Kathryn's Retreat	Residential	121	121			35.93 ac	All Lots Recorded
17	Coble Farms	Residential	199	199			66.71 ac	All Lots Recorded
18	Lynn Ridge	Residential	77	77			31.64 ac	All Lots Recorded
19	Neill's Pointe	Residential	208	208			74.03 ac	All Lots Recorded
20	Kennebec Crossing	Residential	83	50	33		27.11 ac	All Lots Recorded
21	Tanglewood	Residential	32	32			7.19 ac	All Lots Recorded
22	Cotswold (PUD)	Residential	111	35	76		19.10 ac	All Lots Recorded
23	Tanglewood 3	Residential	68	68			16.20 ac	All Lots Recorded
24	Vaughn Farms	Residential	88	24	64		17.67 ac	Construction Drawings Under Review
Totals			3,585	2,526	1,059	144	1204.86 ac	

Project Key

Residential
Commercial
Under Review
Approved
Site Work Underway
Construction Underway
All Lots Recorded
Completed

Notes

Prior zoning districts are based on the 2018 Town of Angier zoning map.