

**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 Pincroft 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

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- 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.*

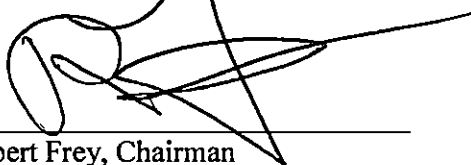
Board Action: Based on standards of review, the Planning Board unanimously voted to recommend the Board of Commissioners approve the modified conditions to the rezoning request to property located along NC 55 S. submitted by Meritage Homes.

Motion: Haley Plumley
Vote: 5-0; unanimous

7. Old Business:
No Report.

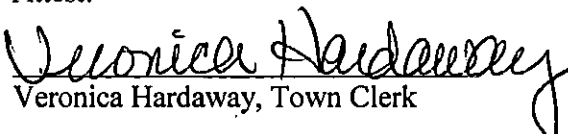
8. Adjournment: The Planning Board voted unanimously to adjourn the meeting at 7:01 pm.

Motion: Sam Gregory
Vote: 5-0; unanimous



Robert Frey, Chairman

Attest:



Veronica Hardaway, Town Clerk