

**TOWN OF ANGIER
PLANNING BOARD
Tuesday, February 13, 2024 6:30 P.M.
Angier Board Room
28 N. Raleigh Street
Minutes**

The Angier Planning Board met in regular session Tuesday, February 23, 2024 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
Eric Julien
Lee Marshall

Members Absent: Everett Blake, III
Avauntee Andrepoint

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:** Lee Marshall offered the invocation.
4. **Approval of the November 14, 2023 Planning Board Minutes:** With there being no changes, the November 14, 2023 Planning Board Minutes were approved as presented.

Motion: Myron Patterson
Vote: 5-0; unanimous

5. **Consideration of the Agenda:** The Planning Board approved the Agenda with the following amendments: add election of officers and swearing in of re-appointed members.

Motion: Lee Marshall
Vote: 5-0; unanimous

The Town Clerk swore in re-appointed members Robert Frey and Sam Gregory.

Board Action: The Planning Board voted to nominate Myron Patterson as Chairman of the Board.

Motion: Robert Frey
Opposed: Lee Marshall;
Vote: 3-1; motion carried; Myron Patterson recused himself

Board Action: The Planning Board voted unanimously to nominate Sam Gregory as Vice-Chairman of the Board.

Motion: Robert Frey
Vote: 4-0; unanimous; Sam Gregory recused himself

6. New Business:

A. 24-REZ-01-9883 Kennebec Road; Wake County R-30 to Angier RA-30

Planning Director Jeff Jones stated that staff has received a rezoning request located at 9883 Kennebec Road for approximately 16.68 acres. The request is to initially zone annexed land along Kennebec Road from Wake County R-30 to Angier RA-30. The properties are currently vacant agricultural land and surrounding land uses include low and medium density residential. Public water and sewer services are available. The property in question is compatible with the Wake County community classification on the Future Land Use Map.

Wake County Comprehensive Use Plan states that 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 grown 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.

The proposed rezoning to RA-30 would allow for residential uses that are compatible with the surrounding residential uses.

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 this does apply*
- 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 this does apply.*

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 this does apply.

D. The proposed change is in accordance with the comprehensive plan and sound planning practices. It was the consensus of the Board this does apply.

Board Action: Based on the Standards of Review the Planning Board voted unanimously to recommend approval the rezoning request for 9883 Kennebec Road from Wake County R-30 to Angier RA-30.

Motion: Robert Frey
Vote: 5-0; unanimous

B. Multifamily Residential Discussion

Mr. Jones stated that this discussion is primarily focused on residential development. He 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.

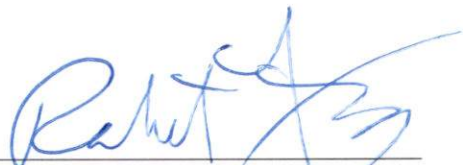
In closing, Angier is a growing community that is ready to meet the moment as the Triangle continues to grow, and it is important to evaluate how growth will occur and make sure that the future of Angier is set for many years to come.

7. Old Business:

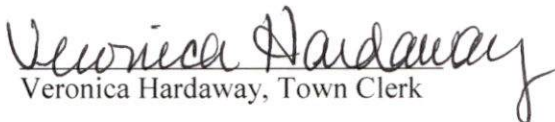
No Report.

8. Adjournment: The Planning Board voted unanimously to adjourn the meeting at 7:18 pm.

Motion: Sam Gregory
Vote: 5-0; unanimous


Robert Frey, Chairman

ATTEST:


Veronica Hardaway, Town Clerk