

**Town of Angier  
Board of Adjustment  
Tuesday, October 24, 2023  
Municipal Building  
28 N. Raleigh Street  
Angier, North Carolina 27501  
Minutes**

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The Town of Angier Board of Adjustment met in regular session on Tuesday, October 24, 2023, inside the Municipal Building Board Room, 28 N. Raleigh Street. Mayor Bob Smith presided, calling the meeting to order at 6:30 p.m.

**Members Present:** Mayor Bob Smith  
Commissioner Loru Boyer Hawley  
Commissioner Jim Kazakavage  
Commissioner Alan Coats

**Members Absent:**

**ETJ Members Present:** Emily Plemons

**ETJ Members Absent:** Haley Plumley  
Lee Marshall

**Staff Members Present:** Town Manager Elizabeth Krige  
Town Clerk Veronica Hardaway  
Planning Director Jeff Jones  
Town Attorney Dan Hartzog, Jr.

**2. Pledge of Allegiance:** Mayor Bob Smith led the pledge of allegiance.

**3. Invocation:** Mayor Smith offered the invocation.

**4. Approval of the July 25, 2023 Board of Adjustment Meeting Minutes:** The Town Board unanimously approved the minutes as presented.

**Board Action:** The Town Board unanimously voted to approve the July 25, 2023 Board of Adjustment Meeting Minutes as presented.

**Motion:** Commissioner Kazakavage

**Vote:** 5-0; unanimous

**5. Swearing in of Witnesses:** The following persons giving testimony during the evidentiary hearings on the agenda were duly sworn by the Town Clerk.

James Goff, property owner

## **6. New Business**

### **A. Special Use Permit**

Applicant: Gabriella Terry

Property Address: 254 N. Broad St., Angier, NC

Special Use Request: Convert Single Family House to Office Space in R-10 Zoning District

Mayor Smith opened the Evidentiary Hearing.

Planning Director Jeff Jones stated that a Special Use Permit Application has been submitted by Gabriella Terry for property located at 254 N. Broad St. Professional offices are allowed as a Special Use in the R-10 zoning district. Parking for this use would be 1 parking space per 300 square feet of office use. If the entire house is considered office space, 8 parking spaces would be required on site.

James Goff, 905 Old US Hwy 421, Lillington, is the owner of the property in question. The applicant, Gabriella Terry, has been renting a commercial building from him in Clayton for approximately 9 years for her catering business. Her business has grown and so has the need for office space. Ms. Terry is wanting to utilize the property in question for office space and storage and to be able to hire additional staff. There would be no problem with the required 8 parking spaces.

The Board had concern with having various vehicles parked in the driveway not having enough space for ingress and egress; however, Mr. Goff assured them that parking would be located at the back of the building to free up the driveway area. Mr. Jones stated this building would be a low impact office space without any foot traffic.

Mayor Smith closed the Evidentiary Hearing.

*The Board of Adjustment shall find that the following conditions exist prior to granting approval of a Special Use Permit Application:*

- A. The requested use will not impair the integrity or character of the surrounding or adjoining districts; It was the consensus of the Board this does apply*
- B. The requested use will not be detrimental to the health, morals, or welfare; It was the consensus of the Board this does apply*
- C. Adequate utilities, access streets, drainage, sanitation, and/or other necessary facilities have been provided; It was the consensus of the Board this does apply*
- D. That adequate measures have been taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; It was the consensus of the Board this does apply*

*E. That the Special Use shall, in all other aspects, conform to the applicable regulations of the district in which is located, except as such regulations may, in each instance, be modified by the Board of Adjustment; It was the consensus of the Board this does apply*

**Board Action:** Based on findings A-E of the Special Use Permit Approval Criteria, the Board voted to approve the Special Use Permit to convert a single-family house to office space in R-10 zoning district located at 254 N. Broad St., Angier, NC.

**Motion:** Commissioner Hawley  
**Vote:** 5-0; unanimous

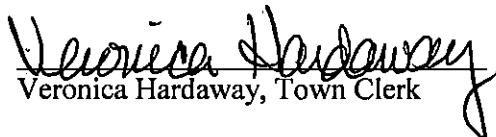
**6. Adjournment:** Mayor Smith entertained a motion to adjourn the meeting. Motion to adjourn was unanimous at approximately 6:55pm.

**Motion:** Commissioner Hawley  
**Vote:** 5-0; unanimous

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Robert K. Smith  
Chairman / Board of Adjustment

Attest:

  
Veronica Hardaway, Town Clerk

