

**TOWN OF ANGIER  
PLANNING BOARD  
Tuesday, September 13 2022, 6:30 P.M.  
Angier Board Room  
28 N. Raleigh Street  
Minutes**

The Angier Planning Board met in regular session on Tuesday, September 13, 2022 inside the Angier Board Room at 28 N. Raleigh Street. Chairman Christina Kazakavage called the meeting to order at 6:35 p.m.

**Members Present:** Chairman Christina Kazakavage  
Myron Patterson  
Haley Plumley  
Courtney Jusnes  
Robert Frey

**Members Absent:** Lee Marshall

**Staff Present:** Planning Director Sean Johnson  
Administrative Assistant Donna DiMambro  
Town Clerk Veronica Hardaway

**Others Present:** Commissioner Jim Kazakavage

2. **Pledge of Allegiance:** Chairman Christina Kazakavage led the pledge of allegiance.
3. **Invocation:** Chairman Christina Kazakavage offered the invocation.
4. **Approval of the August 9, 2022 Planning Board Minutes:** With there being no changes, the August 9, 2022 Planning Board Minutes were approved as presented.

**Motion:** Courtney Jusnes  
**Vote:** Unanimous, 5-0

**5. Consideration of The Agenda:**

**Motion:** Robert Frey  
**Vote:** Unanimous, 5-0

## 7. New Business

### A. Rezoning Request

**Applicants:** Moises Chavez & Hilda Osorio

**Property in Question:** 18 Nordan Street

**Current Zoning:** R-10

**Requested Zoning:** R-6

Planning Director Sean Johnson presented the Staff Report for the rezoning request and described the details of the property in question. The existing zoning is R-10 and the applicant is requesting the R-6 zoning district. The property is a 0.57 acre vacant lot, and is a narrow parcel with frontages on W Williams Street and W Smithfield Street in addition to Nordan Street. This property is just South of Langley Gymnastics. Town of Angier water and sewer are available.

The rezoning in question is not in line with the Commercial designation shown on the future Land Use Map. However, the proposed R-6 zoning will facilitate additional infill housing development that will be similar to the adjacent housing recently built on N. Park Street and W. Smithfield Street. Also, due to the small size and odd shape of the parcel, it is not ideal for any commercial use. A rezoning to R-6 would reduce the setbacks on the parcel in question, and allow the applicant to proceed with the proposed home he has applied for building permits to build. Mr. Johnson explained that with R-6 zoning, the maximum number of single family homes that could possibly be built on the lot is three.

**After discussion amongst the Board, the Planning Board unanimously agreed to affirm that items A-D on the Planning Board Standards of Review have been met. They recommended approval of the rezoning of the parcel in question to R-6.**


**Motion:** Courtney Jusnes

**Vote:** Unanimous, 5-0


## 8. Old Business

None

## 9. Adjournment: The Planning Board meeting adjourned at 6:52 PM

  
Christina Kazakavage, Chairman

Attest:

  
Donna DiMambro, Administrative Assistant