



# BOARD OF ADJUSTMENT *MINUTES*

**Thursday, September 25<sup>th</sup>, 2025 at 7 PM**  
Town Council Chambers  
900 7th Avenue · Garner, North Carolina 27529

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## **I. CALL TO ORDER**

Richard Squires calls the meeting to order at 7:00 p.m. on Thursday, September 25<sup>th</sup>, in the Town Council Chambers.

Mr. Squires then asks that the Secretary call roll.

## **II. ROLL CALL**

The Secretary, Randall Hogg, conducts a roll call.

The following members are present: Tiffany Gidley, Edwin Salter, Kate Davison, Richard Squires, and Joseph Gupton

Randall Hogg, Planning Tech; Nick Tafelsky, Development Review Manager; Joseph Linsky, Planner II; and Jeff Triezenberg, Planning Director, are present representing the Planning Department. David Gadd, Attorney to the Board, is also present. Roberta Fox, the applicant, is present with Sam Zamani, the property owner. Worth Mills, the applicant's attorney, is also present.

Mr. Squires reads a conflict-of-interest statement and asks the Board members if there has been any ex-parte communication, site visits, or if they have a vested financial interest in any matter on the agenda.

There is none.

Mr. Squires moves to the election of the Board chair and vice chair. He opens nominations and nominates Edwin Salter as chair. Kate Davison seconds. Mr. Salter is elected as chair unanimously. Mr. Squires opens nominations for the vice chair. Mr. Salter nominates Tiffany Gidley and Mr. Squires seconds. Ms. Gidley is elected vice chair unanimously.

**III. MINUTES**

**IV. June 26<sup>th</sup>, 2025 Minutes** - Mr. Salter asks if anyone has any corrections or adjustments. Hearing none, Mr. Salter asks for a motion to approve the minutes. Ms. Davison motions to approve the minutes from the June 26<sup>th</sup> meeting. The vote passes unanimously.

**V. INTRODUCTION**

Mr. Salter elaborates on the functions and powers of the Board of Adjustment.

Mr. Salter calls for the first case to be presented. It is a rehearing request for VAR-25-002 520 Powell Drive.

The Board Secretary reads a background request summary on the Board of Adjustment rehearing process.

The application for rehearing must contain evidence that there has been a substantial change in the facts or conditions in the case. The Board may deny the rehearing if they do not find that the evidence represents a substantial change.

**VI. REHEARING REQUEST**

Worth Mills, attorney to the applicant, approaches the podium and is sworn in by the Board Secretary.

Mr. Mills presents a petition to the Board to rehear Variance case #VAR-25-002 520 Powell Drive.

The updated plan presented by Mr. Mills displays a relocation of the flag lots from the location shown on the plan during the June hearing.

Mr. Mills explains that pending USPS approval of development without a shared mail kiosk, the development will be limited to one flag lot.

The Board deliberates on the request. Ms. Davison asks if there is a plan showing the singular flag lot.

Mr. Mills answers that they do not have the plan yet but explains how three conforming lots would fit given the approval of no mail kiosk.

Mr. Salter asks the applicant if they would accept continuation to a date after a response from USPS is received and an updated plan is produced.

The applicant, Roberta Fox, approaches the podium and explains that USPS will visit the site and present options for the implementation of a mail kiosk or another solution.

The Board deliberates whether the rehearing proposal presents a substantial change to the original case.

Mr. Mills approaches the podium and informs the Board that the applicant is amenable to continuing the case to allow for a USPS response and any other potential changes to the plan.

David Gadd, attorney to the Board, asks for clarification from Planning staff as to whether the limiting of the plan to one flag lot would represent a substantial change to the plan.

The Board recognizes Jeff Triezenberg, Planning Director, to offer an opinion on Mr. Gadd's question. The Board secretary swears him in.

Mr. Triezenberg explains that the change to only one flag lot requiring variance approval would represent substantial change to the evidence and the case.

Mr. Mills and the applicant agree to reappear before the Board on October 23<sup>rd</sup>, 2025.

The Board agrees unanimously to continue the case to October 23<sup>rd</sup>, 2025.

Mr. Salter motions to adjourn. Ms. Davison seconds. The meeting is adjourned at 7:35pm.

Minutes submitted by Randall Hogg